

WARSAW PLAN COMMISSION
MINUTES
October 13, 2025

Present: Diane Quance, Juergen Voss, Dan Stevens, Michelle Boxell, Dave Baumgartner, Jeff Owens, Max Maile, Justin Taylor (City Planner), Aaron Ott (City Engineer), Leah Parker (de facto recording secretary)

Absent: Rick Keeven

Call to Order:

Quance called the meeting to order.

Approval of Minutes:

July 14, meeting minutes were reviewed and presented for approval. Owens made a motion to approve the minutes, Maile second the motion. The motion carried unanimously.

Oral and Written Reports:

None.

Unfinished Business:

None.

New Business:

1. 2025-10-01 – Maplewood Trail – Split Plat
Quance turned the meeting over to Taylor for a summary of the request. Taylor requested the Plan Commission table this agenda item as the property in question is dealing with a civil issue at this time over said property. The parties need time to sort it out before bringing the petition before the Board. Ott made a motion to table, Boxell second the motion, it carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

1. The Comprehensive Plan .

Taylor presented the 2014 Comprehensive Plan (hereinafter “Plan”) before the Board and asked them to review it for the next Plan Commission meeting. The idea is to consider if the Board needs to change the trajectory of the City’s plans given its growth since 2014. Quance suggested the Board look at what future development might be and reminded the Board that this is not a strategic plan which is more economic in nature, and while they go hand-in-hand, this Board determines where the businesses go.

Ott asked how much the Board should consider how the renovation of Rte. 30 will impact businesses. Taylor affirmed that would be good for everyone to consider.

Owens inquired about the potential cost. Taylor responded that a subcommittee would be formed to gather proposals from various firms, allowing the Board to determine the best price. Voss also asked about the timeline for hiring a consultant, to which Taylor advised that the Board should first review the current Plan to identify necessary updates, noting there is no immediate rush. Finally, Voss asked about funding, and Taylor confirmed that the Building and Planning Department has funds available for this purpose. He also suggested that the Board could undertake some preliminary work to reduce consultant costs, while emphasizing that a consultant would be valuable for future development and public engagement.

Owens asked how the current plans have guided the city. Taylor explained that the Plan is frequently referenced, particularly concerning utilities, intersections, and zoning. He also reminded the Board that any modifications to this Plan require City Council approval.

Ott questioned whether the Board could consider areas outside corporate limits for future growth and collaborate with the County. Taylor confirmed that annexation is a factor and stressed the importance of referencing the County's plan to strengthen intergovernmental relations.

Adjourn-

With no further business to come before the Commission, Baumgartner made a motion for the adjournment of the meeting. Boxell second the motion. The motion passed unanimously.

Rick Keeven, President

Amber Utter, Recording Secretary

Vice President

Acting Secretary