

**BOARD OF ZONING APPEALS**  
**MINUTES**  
April 27, 2026

The Warsaw Board of Zoning Appeals met for a regular session on Monday, April 27, 2026 at 7:00 p.m. at the City of Warsaw Police Department Training Garage located at 2225 E Ft. Wayne St., Warsaw, Indiana. The following members were present or excused:

**PRESENT:** Leah Parker (Assistant City Planner) Rick Keeven, Duane Huffer, Zach Tucker, Tammy Dalton, Max Maile, Amber Utter (Recording Secretary).

**ABSENT:** Scott Reust

**CALL TO ORDER:** Dalton called the meeting to order.

**APPROVAL OF MINUTES**

The minutes of the regular session held on March 23, 2026 , were presented for approval. Keeven made a motion to approve the minutes, seconded by Huffer. The minutes were approved unanimously.

**UNFINISHED BUSINESS**

NONE

**NEW BUSINESS**

**CHRISTOPHER EBERHARDT -2320 Hidden Lake Road- To allow an 8 ft fence in a zone where a 6ft fence is law-**

Leah Parker, the Assistant City Planner stated the petitioner filed for a variance from development standards to allow an eight (8) foot fence in a C-2 zoning district wherein the fence is not to exceed six (6) feet in height.

There are two (2) fences being installed: the first is the dumpster enclosure as required by the City of Warsaw which would be eight (8) feet and the second is fencing that surrounds the storage area.

The proposed fencing was reviewed by the Planning Department, and the Planning Department did not see any issues with the proposal as it otherwise adheres to Warsaw's Municipal Code regarding fencing.

Dalton inquired about mailings and if there were any responses.

Leah responded that mailings did go out and there were no responses.

Jeff Blair from the Central Midwest Regional Council of Carpenters proposes installing an eight-foot fence on the South end of the building for added security and appearance. The fence will be a black zinc-coated chain-link with black sliding. It will be used to hide the dumpster. The area is approximately 10,000 square feet, and the fence will likely be around 300 feet.

Keeven asked about the timeline for moving into the building. Jeff Blair stated he estimates about June or July of next year. The foundation and the helicals have started and there are plans for a 30,000 square feet of precast construction on the south end. The building can expand to 40,000 square feet if needed in the future.

Dalton opened the floor for public comments. No one spoke in favor or opposition. Dalton closed the floor for public comments.

The motion to approve the petition was presented by Tucker and seconded by Huffer. Motion carried and approved.

**JOHN FOSTER: 347 N BUFFALO ST.- TO ALLOW A BUSINESS IN AN R-3 ZONE**

***\*LOCATION OF 347 N BUFFALO ST. IS OFFICIALLY 349 N. BUFFALO ST. ACCORDING TO BEACON-SCHNEIDER GIS.***

Parker stated the petitioner is seeking permission to allow a restaurant in an R-3 residential zone. The intent of this district is to create a predominantly residential environment in addition to schools, parks and some professional and commercial uses which serve the neighborhood.

This restaurant is currently located at 941 N Detroit St. and would like to relocate. They plan to have about 15 tables, 11 parking spots and hours of operation will remain the same which are 7a.m.-5 p.m. M-F, 9 a.m.-5 p.m. Sat.

Based on the definition of an R-3 zone provided above, it is the opinion of the Planning Department that the Board approve this variance request.

The Board discussed the parking spaces and the availability of spaces in the proposed location.

Keeven asked if the Planning Department has a recommendation. Parker responded that the Planning Department remains neutral.

Dalton inquired about mailings and if there were any responses.

Parker responded that mailings did go out and there were no responses.

John Foster took the podium and stated that they will be taking over the aforementioned property this summer. Foster continued to explain they would like to move their existing business to a more scenic location with safer traffic patterns and somewhere where there's not so much noise pollution. The restaurant will have primarily coffee and baked goods. The petitioner plans to open windows to allow customers to enjoy the lake view.

The Board discussed the potential for foot traffic and need for parking.

The Board discussed the zoning and what it has been historically as well as the potential future development.

Huffer moved to deny the petition because the petition does not meet the necessary conditions for a variance.

Keeven moved to approve the petition specifically for a coffee shop with general related activity and Tucker seconded the motion.

Motion carried to approve the petition with majority vote in favor and Huffer opposing.

## **OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

NONE

## **ADJOURN**

Keeven made a motion to adjourn. Maile seconded the motion.  
The meeting was adjourned.

The next regularly scheduled meeting will be Tuesday May 26, 2026 due to a holiday on Monday, May 25th.



Tammy Dalton, Chair



Amber Utter, Recording Secretary

