WARSAW PLAN COMMISSION

MEETING MINUTES

DATE JUNE 8, 2026

7:00 PM

The Warsaw Plan Commission met for a regular session on Monday, June 8, 2026 at 7:00 p.m. in the Warsaw Police Department Training Garage, 2225 E Ft Wayne St., Warsaw, Indiana. The following members were present or excused:

PRESENT: Rick Keeven, Diane Quance, Juergen Voss, Michelle Boxell, Max Maile, Kyle Alger (City Engineer), Justin Taylor (City Planner), Jeff Owens, Amber Utter (Recording Secretary)

ABSENT: Dan Stevens, Dave Baumgartner

I. CALL TO ORDER Keeven called the meeting to order.

II. APPROVAL OF MINUTES The minutes of the regular session held on May 11, 2026, were presented for approval. A motion was made by Owens, seconded by Maile, the minutes were approved unanimously.

III. UNFINISHED BUSINESS

1060 Mariners Subdivision- Changing 1 lot into 3 at North Pointe Cinema

The petitioner has submitted a plat to reconfigure 3 lots located at 1060 Mariners Dr. Historically these parcels were merged for tax purposes and have been maintained under the common ownership.

The need to reconfigure these parcels has arisen because the existing lot line for the northwest parcel (formerly lot 11) traverses an existing structure in the theatre making changes in ownership not feasible.

The proposed plat will include an expansion of a drainage and utility easement on the west side of Lot 3 to allow access to the public stormwater basin.

On June 3, 2026 the Traffic Safety Commission reviewed the concerns expressed by this board at the previous meeting. During that meeting the Traffic Safety Commission recommended Option 1 (attached) as the preferred ingress/egress point for lot 3. An option for access along Mariners Dr. was also discussed by the Traffic Safety Commission but was not preferred over access on Husky trail.

The Planning Department recommends that the Plan Commission grant final approval for the proposed plat.

The Board discussed the 3 options of ingress/egress points and took into consideration the recommendations by the Traffic Safety Commission.

Keeven asked if anyone from the public wished to speak for or against this division?

No one came forward. Keeven closed the comments to the public.

Quance made a motion to approve the plat as submitted, incorporating Option 1 as advised by the Traffic Safety Commission. Maile seconded the motion.

Owen's opposed. Motion carried with one opposed.

Dumpster Ordinance:

Taylor requested to table the dumpster ordinance amendments, explaining that a grad student intern will revise the ordinance based on research and community requirements.

Owens motioned to table the ordinance until the next meeting. Quance seconded the motion. None opposed. Motion carried.

IV. NEW BUSINESS

Paths of Deerfield - Changing community lot into 2 lots Block B

Parcel ID 004-049-040 Double Lot located to the west of the intersection of Stag St and Buck Trl.

The petitioner has submitted a plat seeking to create two new lots on a parcel historically designated as Block B, located west of the intersection of Stag St. and Buck Trl.

Block B was originally platted in 2005 as a 24,298 s.f. neighborhood greenspace, intended to offset the reduced lot sizes of the adjacent villa-style homes (Lots 1-20). Block B is one of three blocks in the plat; Blocks A and C contain designated wetlands and stormwater detention areas.

Ownership of Block B was initially intended to transition to the neighborhood Homeowners Association (HOA), but this transfer never occurred.

Over the past two decades, the developer has been unsuccessful in transferring the parcel to the HOA. The current HOA has formally stated it does not wish to accept the liability and financial burden associated with maintaining the greenspace.

Given the HOA's lack of opposition to the development of these parcels and the continuing burden the undeveloped property represents, the Planning Department recommends that the Plan Commission issue a Favorable Recommendation for this plat.

A favorable recommendation will forward the plat to the City Council, which must vote to amend the associated Planned Unit Development (PUD) ordinance.

The Plan Commission may choose one of the following recommendations:

a. Favorable Recommendation

b. Unfavorable Recommendation

c. No Recommendation

Keeven asked Taylor if anyone opposed. Taylor stated he reached out to the HOA and they did not oppose the amended plat.

The Board discussed why this did not go to BZA. Reust explained this is a replat, not a variance, and requires City Council approval. Reust also discussed the voting options for the Plan Commission Board.

The Board discussed the options if they do not vote as a favorable recommendation.

Opening up to the petitioner; Kevin Biggs, Developer, gives historical context of this property. The neighborhood no longer has an HOA, only the Villas. They have reached out to this remaining HOA and they have not shown any interest in the property.

Voss and Keeven discussed the potential benefits of developing the lots, including increased tax revenue and additional homes.

The engineer on behalf of the petitioner states the lots are graded well enough to build.

Voss and the development Engineer discussed Blocks A & C are wetlands so there is not any green space other than Block B.

The Board continued to discuss if the green space is being used and the burden it places on the petitioner.

Reust reiterated that the majority of the neighborhood is not HOA, so we need to clarify the other owners are not represented. He also discussed with the Board in detail why it needs to go to the City Council for an amendment, not BZA.

Petitioner Biggs did contact individual owners to organize an HOA but they did not want it.

The Board continued to discuss how the neighborhood was notified.

Keeven asked if anyone had anything to say from the public whether for or against? No one came forward.

The Board discussed how to vote. Owens moved to forward a favorable recommendation to the City Council. Voss seconded the motion. Quance abstained. The motion was approved 6 in favor and 1 abstaining.

Motion carried to vote Favorable Recommendation to the City Council.

V. OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be July 13, 2026.

ADJOURNMENT

Maile motioned to adjourn the meeting. Boxell seconded the motion.

The Plan Commission meeting was adjourned.

Rick Keeven   Amber Utter

Rick Keeven, President   Amber Utter, Recording Secretary