

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

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

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

ABSENT: Tammy Dalton

CALL TO ORDER: Keeven called the meeting to order.

APPROVAL OF MINUTES

The minutes of the regular session held on June 22, 2026, were presented for approval. A motion was made by Huffer, seconded by Tucker, the minutes were approved unanimously.

ORAL OR WRITTEN COMMENT OR REPORTS

NONE

UNFINISHED BUSINESS

NONE

NEW BUSINESS

2026-07-01 - 200 Enterprise Dr - Use Variance -TO ALLOW STORAGE SPACE IN A C-2 ZONING DISTRICT

Leah Parker, the Assistant City Planner, presented the petition stating the petitioner is seeking a Use Variance to allow storage units in a C-2 zoning district. Pursuant to the Warsaw, Indiana municipal code, a C-2 zoning district "is intended to provide areas to be used for certain types of retailing uses and certain service uses along with wholesale, and warehousing uses that are normally associated with commercial uses. Any deviation from this ordinance needs approval from this Board. While there are storage units currently on the property, a recent change in zoning does not allow construction of mini storage. These additional buildings will have climate control and cold storage available. Upon a detailed review of this application, the Planning Department finds this request permissible given the location. However, it is required in commercial districts that businesses have stone facades. While the other storage

structures are metal, we recommend that structures have a half stone wall façade for a smooth transition from stone to metal.

Keeven asked the Board if they have any questions or comments for Leah - Maile asked about the criteria for Use Variance. Parker stated the Use Variance should have 5 criteria however the packet does not reflect that. The Board discussed the 5 criteria for approving a Use Variance.

Tim McCollough, contractor for All Secure Self Storage Alpine LLC introduced himself and explained that the storage units are currently in Phase 2. Originally the project came in 2 phases but unfortunately the zoning has changed in the midst of the project, so that is why they are needing to ask for a variance.

Keeven asked the Board if they had any questions for McCollough.

Huffer sees no problem; we should go ahead and approve.

Keeven asked if anyone in the room was in favor or opposed to the Use Variance?

No one spoke up.

Keeven closed the petition to the public.

Huffer moved to grant on condition that they comply with a half stone wall facade

Maile seconded the motion.

Motion carried and approved with the condition they build a half stone wall facade.

2026-07-02 - 169 E. BELL DRIVE -Use Variance- TO ALLOW A DAY-CARE IN AN I-2 ZONING DISTRICT

Parker stated the Petitioner requests a Use Variance to permit a day-care facility within the I-2 Zoning District. The proposed use is a play center for children with autism; however, as the Zoning Ordinance does not identify this use separately, it has been reviewed as a day-care use. The primary issue is compliance with the parking requirements. The Petitioner proposes to put parking in the rear of the property. The Zoning Ordinance requires the parking area to be hard surfaced, and gravel is not permitted without a variance. Following review of the application, the Planning Department finds no objection to the request and only requires a hard-surfaced parking area located at the rear of the property.

Katherine Golden took the podium. Golden explained the parking options, including a lot next to the property and a backup plan for the back lot.

Huffer and Tucker are in favor.

No further questions were noted from the Board.

Keeven asked the public if anyone is in favor or opposed? No one came forward.

Keeven closed the petition to the public.

Tucker motioned to approve the petition.

Huffer requested Petitioner to follow ordinance for parking to either the west or south of the property as presented in the pictures.

Maile seconded the motion.

Motion was approved.

2026-07-03 - 1615 SPRINGHILL ROAD - VARIANCE FROM DEVELOPMENT STANDARDS TO ALLOW AN ACCESSORY STRUCTURE TO BE BUILT IN FRONT OF THE PRIMARY STRUCTURE IN AN R-1 ZONING DISTRICT

Parker stated the Petitioner requests a variance from development standards to permit an accessory structure in front of the primary structure within the R-1 zoning district. Due to unique site constraints, strict application of the ordinance imposes an undue burden, leaving no reasonable alternative location for the proposed structure. Following review, the Planning Department finds the request consistent with the variance criteria and recommends approval.

Keeven asked Parker if there were any inputs from the public. Parker stated there was none. Keeven asked if the Board had any questions for Parker.

Maile asked about the steep embankment on the property.

Parker stated there is no other access outside of the floodplain for them to place the structure. Setbacks are all ok.

Keeven asked if there is any one from the public wishing to speak for or against this petition? No one came forward. Keeven closed it to the public.

Maile motioned to approve and Tucker seconded.

Motion approved.

2026-07-04 - 904 S. BUFFALO ST - USE VARIANCE TO ALLOW A CONTRACTOR YARD/OFFICE IN A C-2 ZONING DISTRICT

Parker stated the Petitioner requests a Use Variance to allow a contractor yard/office in a C-2 zoning district. The Petitioner is an asphalt distributor. They plan on storing two (2) dump trucks. There is a semi-truck with equipment on it that is transported from job site to job site. There are no employees there during the day, only in the mornings (around 7 a.m.) to pick up the trucks and in the afternoon (around 5 p.m.) to drop them off. It has been noted by our wastewater dept that they were storing unmarked barrels of chemicals outside that seemed to be stored improperly. The Petitioner has expressed an intent to relocate to the County. Should the BZA approve the request, the Planning Department recommends that approval be conditioned upon a specified timeframe for relocation, after which the variance shall expire and become void.

Keeven asked Parker if there was anyone who came forward that were in favor or against the petition.

Parker stated none came forward.

Huffer asked Scott Reust, City Attorney, if we can do a variance for a limited time frame.

Reust said yes that is allowable.

Richard Iseton from R & R Asphalt Company took the podium. Iseton details the company's plans to improve the property, including repaving the lot and addressing chemical storage. Iseton is actively looking for property outside the city. Iseton is seeking a temporary 2 year variance but he stated they have the building leased for 3 years.

Huffer stated there is quite a bit of debris on the property.

Iseton stated it was a lack of communication and is in the process of contacting KC recycling to unload the chemicals and clean everything up. Iseton stated they will take care of the barrels this week. He has been on vacation and just found out about the barrels. He stated he would like the variance ideally for 3 years.

The Board discussed the equipment on the property and what would potentially be stored there.

Keeven asked if anyone was in favor or opposed to the petition.

No one came forward. Keeven closed to the public.

Huffer motioned to approve 3 years or until such time R & R vacates and then the variance would be void.

Reust stated we cannot choose the business. Only the time frame.

It could be used by whomever for the period that it is granted. You can make it specific for trucks but not a particular business.

Keeven wanted to know one more time how to word it.

Reust reiterated that you can label the variance to say you would approve a contractor yard and office in a c-2 district beginning July 27, 2026, for 3 years.

Huffer motioned to approve the variance on the condition that it is terminated on July 1, 2029, and that the outside storage is limited to equipment.

Maile seconded the motion.

Motion was approved.

2026-07-05- 644 S. Buffalo St. - Use Variance- To allow an automotive repair shop in a C-2 zoning District:

The Petitioner requested a Use Variance to permit an automotive repair shop in a C-2 zoning district. A C-2 zoning district is "intended to provide areas to be used for certain types of retailing uses and certain service uses along with wholesale and warehousing uses that are normally associated with commercial uses."

Just down the street at 601 S Buffalo St, the BZA approved an auto dealership at the December 2025 BZA meeting. Notwithstanding the foregoing, the Planning Department's remaining considerations are the potential for the proposed use to generate noise levels and the possible need for the installation of an oil-water separator or other appropriate stormwater management measures to prevent environmental contamination. Such measures may be warranted given the property's adjacency to a residential zoning district.

Keeven asked Parker if there were any concerns from the public? Parker stated no one came forward.

Keeven asked who raised the concern about noise? Parker stated the City raised the issue about the noise.

Keeven asked if there is a barrier between the business and the residential.

Parker stated there is a privacy fence behind the business separating the business from the residential.

Keeven asked if the Board had any questions for Parker.

No one raised any questions.

Gavin Skiles took the podium. He is looking at purchasing this building - building does need some repair on the roof. Skiles showed pictures to the board via his personal phone on the aesthetics of the business he is proposing. Skiles addressed the concerns of water contamination throughout the building with the drains. He proposed sealing all of the drains so that is not an issue.

Keeven asked if there was anyone present to speak in favor or against the petition. No one came forward.

Keeven closed the petition to the public.

Huffer motioned to approve the variance on the condition that a fence is installed along the property line, and all the drains are sealed within the building.

Maile seconded motion.

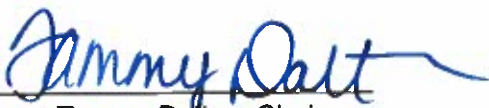
Motion carried, the Variance was approved.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

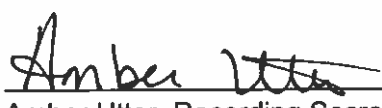
The next regularly scheduled meeting will be August 24, 2026. Potentially could be held back at City Hall Chambers.

ADJOURN

Tucker motioned to adjourn the meeting, Maile seconded the motion. The meeting was adjourned.



Tammy Dalton, Chair



Amber Utter, Recording Secretary