

**BOARD OF ZONING APPEALS
MINUTES
January 27, 2025**

The Warsaw Board of Zoning Appeals met for regular session on Monday, January 27, 2025, at 7:00 p.m. in the City Council Chambers, 102 S. Buffalo Street, Warsaw, Indiana. The following members were present or excused:

PRESENT: Tammy Dalton, Rick Keeven, Dave Baumgartner, Zach Tucker, Duane Huffer, Jackson Longenbaugh (Assistant City Planner), Shawn Holder (Recording Secretary)

ABSENT: None

CALL TO ORDER

Dalton called the meeting to order.

ACKNOWLEDMENT OF PREVIOUS MEMBERS

Mayor Grose presented plaques to Jeff Johnson and Dan Smith for their service to the Board of Zoning Appeals.

OATH OF OFFICE

Mayor Grose swore in Zach Tucker and Duane Huffer who are replacing Jeff Johnson and Dan Smith, who vacated their positions in December of 2024.

ELECTION OF OFFICERS

Dalton opened the floor to nominations for chair and co-chair. Keeven made the motion to nominate Dalton for chair, Baumgartner second the motion. The motion carried unanimously. Dalton made the motion to nominate Keeven for co-chair, Huffer second the motion. The motion carried unanimously.

APPROVAL OF MEETING DATES

Dalton reviewed the meeting dates for the year, asked for a motion to approve, Huffer made the motion to approve, Tucker second the motion. The motion carried unanimously.

APPROVAL OF MINUTES

October 28, 2024, meeting minutes were reviewed and presented for approval. Dalton asked for a motion to approve meeting minutes. Baumgartner made the motion, Huffer second the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2025-01-01 – Development Standards – 436 W 250 N – To Allow Gravel as a Paving Material in a C-3 Zoning District

Dalton turned the meeting over to Assistant City Planner Longenbaugh for a brief explanation of the request. The petitioner has requested a variance from development standards to allow gravel as paving material in a C-3 zoning district. This area is going to be used as private storage for Model-1 Ford and not meant for the public. It will be used for parking transit vans and minibuses. They are expecting a surplus of mini-buses and need space to adequately park them soon. The plans for expanding or building a new dealership are currently unknown.

Gravel is the best solution for the time being and allows for easy changes in the future. This will have little to no impact due to its location at the rear of the property and low traffic and recommended for approval. This plan is subject to site plan review and permitting from the Engineering and Planning Departments.

Dalton asked if there were any questions for the board, Keeven asked about the types of vehicles that will be stored there, if they will be for sale. Longenbaugh directed the question to the petitioner once the case was opened to the floor. Huffer asked if the gravel was going to match or be similar material to the railroad gravel, Longenbaugh confirmed it would be going to the property line and will not going all the way to the railroad.

Gabe Douglas, Model 1 Ford, shared that “we have the largest commercial bus sales in the country. There are 7000-8000 buses in stock ready for commercial sales. These buses are mini transit Ford chassis. 70 vehicles will be showing up at our location to start out and we don’t have the room. We will be conducting pre-delivery inspections and shipping them back out. This area will be for internal use only”.

The board requested clarification of the plan. Douglas stated the grass area will be the graveled area and a retention pond maybe placed. It won’t be known until after engineering and planning review.

Dalton invited any person to come forward to speak for or against the petition. No others were present. Dalton closed the meeting to the public. With no other questions from the board, Baumgardner made a motion to approve the petition, Huffer second, motion carried.

2025-01-02 - Development Standards – 915 S Zimmer Rd - To Allow a Third Accessory Structure in a R-1 Zoning District

Dalton turned the meeting over to Assistant City Planner Longenbaugh for a brief explanation of the request. The petitioner has requested a variance from development standards to allow a third accessory structure in a R-1 zoning district. There are two existing structures for storage, the third proposed structure would be a 10 x 12 greenhouse used for personal food production. This is a unique use for an accessory structure and isn't expected to have a high impact on the area, and recommended for approval

Dalton asked if there were any questions for the board, Keeven asked what the reasoning for the approval for the third structure. Longenbaugh stated this is a smaller structure, would be more active than a regular shed. The structure is 10x12, would be buffered by natural growth of the woods in every direction but the south, which is a driveway that goes back to multiple homes, and in the rear of the home.

Lucinda Howard, petitioner, explained that gardening is her hobby, and this is why she needs a greenhouse. The area that she is requesting is the most level area on her property. The area to the north is towards the golf course and the water from the rain would run around her house or along the side of the house. Dalton asked if the greenhouse would be used all the time, Howard stated yes, she can now get her plants out of the garage and her home.

The structure is going to be a hard Plexi-glass type of structure that will be put in the ground so it will be secure.

Dalton invited any person to come forward to speak for or against the petition. No others were present. Dalton closed the meeting to the public. With no other questions from the board, Tucker made a motion to approve the petition, Huffer second, motion carried.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be February 24, 2025

Keeven made a motion to adjourn the meeting. Tucker seconded the motion. The motion carried unanimously.

Tammy Dalton, Chair

Shawn Holder, Recording Secretary