

BOARD OF ZONING APPEALS
MINUTES
DECEMBER 22, 2025

The Warsaw Board of Zoning Appeals met for a regular session on Monday, November 24, 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: Leah Parker (Assistant City Planner) Tammy Dalton, Rick Keeven, Duane Huffer, Amber Utter (Recording Secretary)

ABSENT: Zach Tucker, Dave Baumgartner, Scott Reust

CALL TO ORDER: Dalton called the meeting to order.

APPROVAL OF MINUTES

The minutes of the regular session held on November 24, 2025 , were presented for approval. A motion was made by Keeven, seconded by Huffer, the minutes were approved unanimously.

OLD BUSINESS

NONE

NEW BUSINESS

601 S. Buffalo St.: Use Variance; to allow a used automobile dealership to a C-2 Zoning District

Assistant City Planner, Leah Parker, states the petition is for a use variance to allow a bused automobile dealership on 601 South Buffalo Street. The property has been used as an automobile repair facility for decades and is seeking to transition to a dealership. The Warsaw Municipal Code allows automobile dealerships in C3 and C5 districts, but the petitioner's property is in a C2 district. The planning department recommends allowing the dealership with certain conditions such as screening on the east side of the property.

Miguel Alvarez, takes the stand stating he has been doing automobile repair for the past 14 years and would like to start using his dealer license. Will do repairs as needed, but focusing on the dealership. Alvarez states that he has 12 spots that he would like to utilize for sales.

Parker states that we had talked about 7 cars for sale in the front, not 12. We are willing to work with you.

Huffer states that he does not feel there is a need for the screening on the east side of the property. Dalton agrees, but Keeven is in favor. Dalton states that if the current resident to the east has no issues, then she is okay with no screening.

Miguel states once he buys the property that he can upgrade and put on fresh paint and doors and make it look much nicer.

Miguel explains his plans to focus more on the dealership and mentions the limited space for displaying cars.

Dalton and Keegen talk about the limitation of cars being displayed due to the limited space. Asking what Parker recommends. Parker recommends a 7 car limit for display to sell. Dalton asked about fencing/screening and Huffer was against making the owner fence or screen in the east side of the property.

Dalton closed to the public.

Huffer moves to accept this petition for the 7 cars to be displayed for sales on the west side facing Buffalo St. with parking for customers in the back with no screen on the east side.

Keegen seconds motion.

Motion carries.

OTHER MATTERS

NONE

ADJOURNMENT

Dalton moved to adjourn the meeting, seconded by Keeven, the meeting was adjourned unanimously.

Chair

Amber Utter, Recording Secretary