

MINUTES
BOARD OF ZONING APPEALS
August 23, 2021

The Warsaw Board of Zoning Appeals met for regular session on Monday, August 23, 2021 at 7:00 p.m. in the City Council Chambers, 102 S. Buffalo Street, Warsaw, Indiana. The following members were present or excused:

Present: Tom Allen, Rick Keeven, Dan Smith, Jeremy Skinner (C.E.D.), Whitney Shilling (Recording Secretary), Jack Wilhite

Absent: Tammy Dalton, Scott Reust (City Attorney), Jeff Johnson

CALL TO ORDER

Allen called the meeting to order.

APPROVAL OF MINUTES

The July 26, 2021 meeting minutes were reviewed and presented for approval. Smith made a motion to approve the July 26, 2021 meeting minutes with the correction Keeven made. Keeven seconded the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2021-08-01-2105 N. Biomet Dr. Lot 2- Variance of Use- Seeking a variance for automobile sells in I-2 zone- Allen turned the meeting over to the Community and Economic Development Director Jeremy Skinner for a brief explanation of the request. The petitioner has requested a Use Variance to allow an automobile dealership on a parcel currently zoned for light industrial use. The petitioner currently operates a dealership on the adjacent lot to the east, which is also zoned I-2. The existing dealership is considered legal nonconforming because it was annexed into the city following the establishment of its current use. This request would allow the petitioner to expand the existing legal nonconforming use onto the recently acquired adjacent parcel. Based on the information provided, it is in the opinion of the Planning Department that this request should be viewed favorably given the character of the surrounding lots and that this is an expansion of an existing business.

Allen opened the meeting to any person wishing to speak in favor or against of the petition. Chad Laughlin, R&B Car Company stated they are just looking to expand the parking lot. Laughlin mentioned that was the plan when they purchased the property from Zimmer Biomet. Laughlin stated Zimmer Biomet didn't care what they do with the property as long as they don't put a building up and block their frontage from the highway. Allen closed the meeting to the public. Motion was made by Smith to approve 2021-08-01- Variance for automobile sells in I-2 zone. Keeven seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be September 27, 2021

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

Tom Allen, President

Whitney Shilling, Recording Secretary