

Martinsville Plan Commission Meeting Minutes

June 24, 2025

Chairman Joe Disney was absent, so Commissioner Rick Durnal served as acting Chairperson and called the meeting of the Martinsville Plan Commission to order at 7:00p.m. on Tuesday, June 24, 2025 in the Council Chambers of City Hall, Martinsville, IN. Secretary Marilyn Siderewicz was absent, so Steve Bodi volunteered to take minutes.

ROLL CALL: Those members present were:

Steve Bodi

Jim Burkhart

Rick Durnal

Jason Scott

Ann Miller

Kayleb Foerster

Absent:

Joe Disney, Chairperson

Richard Heacock

Richard Bastin, Jr.

Marilyn Siderewicz, Secretary

Troy Swan

Also present:

Bob Strader, Building Inspector

Gary Oakes, City Planner

Kenny Costin, Mayor

Mac Dunn, City Superintendent

Lisa Hollett, Administrative Assistant for Building Inspector

PRESENTATION OF MINUTES: Dated May 28, 2025

MOTION: A motion was made by Steve Bodi and seconded by Ann Miller to approve the minutes of the May 28, 2025 meeting of the Plan Commission as presented. The motion passed unanimously.

OLD BUSINESS:

1. Docket #PC25009, Historic District Approval: Approval to change the inside and outside of the building addressed 188-190 E. Morgan St. (back of building); Legal Description: Lot 1-2 Blk 10 Orig Plat 44ft E End; Owner: Red Brick Trading LLC

Ron Stanhouse, Owner, made the presentation to the Commission. This item was tabled at the May Commission meeting. Stanhouse noted that there is no current address for this parcel, and he has used 124 or 140 N. Sycamore as an address. It's noted that the permanent address will be assigned before occupancy. Stanhouse said he plans to make two commercial rental spaces out of the existing garage building. It was confirmed by Bob Strader that Construction Design Release (CDR) from the State of IN has been received by the city.

Rick Durnal asked if there were any members of the public who wished to speak; there were none.

MOTION: A motion was made by Steve Bodi and seconded by Ann Miller to Approve this request for alteration to the structure identified in Docket #PC25009 as presented. The motion passed unanimously.

NEW BUSINESS:

1. Docket #PC25013, 3 Lot minor Plat; Address: 1530-1560-1590 & 1630 S. Ohio St.; Legal Description: S9 T11 R1E PT NW NE S4 T11 R1E PT SW SE 1.00 acres & S9 T11 R1E PT W NE. 1.315 acres; Owner: Martinsville Outparcel Retail LLC

Michael McBride & Mike Guggenheim represented the owners and made the presentation to the Commission. Briana Ramsey from Kroger Grocery also spoke on behalf of the owners. It was confirmed that the required notice was sent to adjacent property owners. McBride stated that this submission for a 3-lot plat will each have a minimum of 34,497 square feet. The northernmost lot currently has a commercial structure on it and the middle lot is intended to become a Kroger Fuel Center gas station with walk up kiosk only, not a convenience store. The southern most lot has no know tenant nor use identified yet. McBride said that the entry off Ohio St. and entry from the current Kroger parking lot to the center lot will be staggered to discourage driving straight through this fuel center; to prevent it from being a cut through to Kroger or to Ohio St.

Gary Oakes asked petitioner about their plan to remove existing gas storage tanks underground at the current Kroger gas station (Turkey Hill) if it is decommissioned. Ramsey stated that Kroger would follow all state laws regarding underground tanks. Commissioner Bodi said he believed disposition of the current Kroger gas station was not germane to this request for 3-lot minor plat approval.

Commissioner Durnal asked if there were any public comments and citizen Glenda McMurphy spoke saying she lives on Holden St. and now finds it at times very hard to exit Holden St. onto Ohio. And is concerned that this new gas station plan will increase the traffic and make it even more difficult to access Ohio St. Discussion happened about the need for traffic lights or stop signs at Holden & Ohio Streets, but the Plan Commission recommendation doesn't decide on lights/stop signs.

MOTION: A motion was made by Ann Miller and seconded by Steve Bodi to recommend approval of the 3-lot minor plat, Docket #PC25010 as presented. The motion passed unanimously.

2. Docket #PC25014, Rezone from R-1 to B-1; Address: 260 S. Mulberry St.; Legal Description: Outlot 43 Original Plat N ½ S; Owner: Gabriel Britton

Bob Strader reported that appropriate notice was sent to surrounding neighbors. Gabriel Britton spoke on behalf of the Owner. Britton said he is an attorney working currently in Martinsville and intends to move his office from a building on Washington St. to this new location to be near the new Judicial Center. Britton wants to rezone the current single-family home to accommodate his business and foresee having himself and one employee work out of this home. Two parking spaces currently behind the home would be used by employees and customers would be relatively infrequent and they could park on the street, or he could add parking in front of the home/office. Britton said there is currently a public parking lot adjacent (north) of the property and soon the county will open another parking lot at Mulberry and Columbus Streets.

The Commissioners had discussion about recommending rezone versus a use variance that could be heard at the BZA. Concern was discussed about permanent rezoning this parcel to business when it's surrounded by homes. One member of the public spoke, Anna Elliott, saying as a homeowner nearby she does not want to see parking areas added to the lot of this home as it would affect the character of the neighborhood.

MOTION: A motion was made by Steve Bodi and seconded by Jim Burkhart to recommend Docket #PC25014, request to rezone this parcel from R-1 to B-1 not be approved. The motion passed unanimously.

The next regular session of the Plan Commission will be held on Tuesday, July 22, 2025, at 7:00pm.

ADJOURNMENT: There being no further business, the meeting was adjourned with a motion made by Ann Miller, seconded by Kayleb Foerster, and passed unanimously.

Joe Disney, Chairman (Absent)

Marilyn Siderewicz, Secretary (Absent)

Steve Bodi

James Burkhart

Kayleb Foerster

Richard Heacock (Absent)

Richard Bastin, Jr. (Absent)

Rick Durnal

Ann Miller

Troy Swan (Absent)

Jason Scott