

Martinsville Planning Commission

Meeting Agenda

Tuesday, January 28,
2025

7:00 PM - Council
Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Presentation of Minutes

Documents:

[NOVEMBER 26, 2024 PLANNING COMMISSION MEETING MINUTES.PDF](#)

Appointment of Officers for Calendar Year 2025

- o Chair
- o Vice-Chair
- o Secretary

New Business

Documents:

[DOCKET NO. PC24027 - 3-LOT MINOR PLAT - 789 E PIKE STREET.PDF](#)
[DOCKET NO. PC25001 SIGNAGE APPROAL IN HISTORICAL DISTRICT - 36 E MORGAN ST.PDF](#)

Next Regular Meeting

The next regularly scheduled meeting will be on Tuesday, February 25, 2025, at 7:00 PM in the Council Chambers

Adjournment

Any individual who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN contact Ben Merida, ADA Coordinator, 995 Rogers Road, Martinsville, IN 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

**MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
NOVEMBER 26, 2024**

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, November 26, 2024, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

Richard D. Bastin, Jr.
Steve Bodi
James Burkhart
Joe Disney, Chairman
Rick Durnal
Richard Heacock
Ann Miller
Troy Swan
Marilyn Siderewicz, Secretary

Those members absent were:

Kayleb Foerster and Jason Scott

Also present: Bob Strader, Building Inspector
Gary Oakes, City Planner
Dale Coffey, Attorney

PRESENTATION OF MINUTES: Dated September 24, 2024

MOTION: A motion was made by Steve Bodi and seconded by Ann Miller to approve the minutes of the September 24, 2024, meeting of the Plan Commission. This motion passed unanimously.

NEW BUSINESS:

1. Docket #PC24026: Planned Unit Development Request: Approval to construct an automatic car wash facility on the property; Address: 325 Grand Valley Blvd; Legal Description: Pt Lot 20 Grand Valley Center Amended Sec 6 - 2.195 acres: Owner: Martinsville Wash Investments, LLC

Eric Belton, Partner with Trent Walter, made the presentation to the Plan Commission. Mr. Belton stated they were proposing to develop an automatic car wash facility which would include a 110'x38' building, concrete drive, parking lot, and two commercial approaches. The facility would be manned by three employees, including 16 vacuum/parking spaces, and two pay stations to process vehicles. The project includes a dry detention basin, a new storm sewer system, and all new utility hookups (water, sanitary, electric, gas, etc.).

Drawings of the proposed project were distributed to the Commissioners.

REMONSTRATORS: None.

Attorney Dale Coffey reminded the Plan Commission that each lot in the PUD would have to come before the Plan Commission and explain its intent of use before approval would be given.

MOTION: Ann Miller made a motion to approve the construction of an automatic car wash facility on the property at 325 Grand Valley Blvd, a Planned Unit Development Request of the Martinsville Wash Investments, LLC. The motion was seconded by Rick Heacock and passed unanimously.

2. Proposed Sign Ordinance – Gary Oakes, City Planner

Mr. Gary Oakes said a committee had been formed about six years ago, and Mike Kirsch had been made chairman at that time.

Mayor Costin wanted a subcommittee formed. From the City Council, Ann Miller, Ben Mahan, John Badger, James Burkhart, and Rick Durnal had been appointed to form this subcommittee.

The City Council voted 3-3 on the proposed Sign Resolution. Therefore, this was sent back to the Plan Commission for changes and approval.

Mr. Oakes stated there were no major changes or issues.

Attorney Dale Coffey said the Plan Commission Subcommittee and the City Council Subcommittee should have a meeting together and report back with the results. This would not be a Public Hearing.

Mr. Brad Johnson, Ground Rules, Inc., would be available to answer questions.

3. Discussion regarding information given to Commissions on requests.

Mr. Steve Bodi raised the idea that members of the commission needed to receive more information regarding the requests prior to the meeting.

A lengthy discussion incurred. Members were reminded that the Chairman can table a request if there is not enough information available.

The next regular session meeting of the Martinsville Plan Commission will be on Tuesday, January 28, 2025, at 7:00 P.M.

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

Richard Bastin

Marilyn Siderewicz, Secretary

Steve Bodi

James Burkhart

Kayleb Foerster (Absent)

Richard Heacock

Joe Disney, Chairman

Rick Durnal

Ann Miller

Troy Swan

Jason Scott (Absent)

**APPLICATION TO THE MARTINSVILLE PLAN COMMISSION FOR
ZONING MAP CHANGES, SUBDIVISION PLATS, MINOR PLATS AND
PLANNED UNIT DEVELOPMENTS, WITHIN THE PLANNING
JURISDICTION OF THE CITY OF MARTINSVILLE**

Docket No. PC 24027

Date of Filing: 11/4/2024

Applicant: Denney Walls

Address of Applicant: 740 E Morgan Street, Martinsville, IN 46151

Phone: _____

Is Applicant the Landowner or owner's attorney? Yes No If no, written authorization of landowner is required before proceeding.

Request for: Zoning Map Changes Subdivision Plats
 Minor Plats Planned Unit Developments

Specific request (i.e.: change on zoning district from ?? to ??; approval of primary subdivision to contain ?? lots with a minimum lot size of ??? square feet; or approval of a minor plat to contain ?? lots with a minimum lot size of ??? square feet). Also, include any commitments or restrictions that you believe are needed or desired. If additional space is need, commitments or restrictions can be attached as an exhibit to the application: Vacation of Lots 3 and 4 in Block Number 16 in Cunningham's Second Addition to the City of Martinsville,

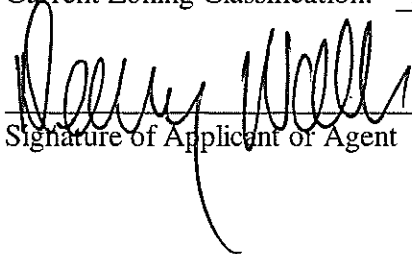
and subsequent replatting the property in a 3-lot subdivision to be known as Walls Minor Plat No. 1.

Legal Description: Lots 3 and 4 in Block 16 in Cunningham's Second Addition

Address of Property: 789 E Pike Street, Martinsville, Indiana

Total Area Affected 0.40 acre (17,424 sq.ft.)

Current Zoning Classification: R2



Signature of Applicant or Agent

**APPLICATION TO THE MARTINSVILLE PLAN COMMISSION FOR
ZONING MAP CHANGES, SUBDIVISION PLATS, MINOR PLATS AND
PLANNED UNIT DEVELOPMENTS, WITHIN THE PLANNING
JURISDICTION OF THE CITY OF MARTINSVILLE**

Docket No. 25001

Date of Filing: 1/8/25

Applicant: CITY - THEATRE

Address of Applicant: _____

Phone: _____

Is Applicant the Landowner or owner's attorney? (Yes) (No) circle one. If no, written authorization of landowner is required before proceeding.

- Request for: Zoning Map Changes Subdivision Plats
 Minor Plats Planned Unit Developments

Specify request (i.e.: change in zoning district from ?? to ??; approval of primary subdivision to contain ?? lots with a minimum lot size of ??? square feet; or approval of a minor plat to contain ?? lots with a minimum lot size of ??? square feet). Also, include any written commitments or restrictions that you believe are needed or desired. If additional space is needed, commitments or restrictions can be attached as an exhibit to this application:

SIGNAGE APPROVAL
MARQUEE
BLADE

Legal Description: _____

Address of Property: 36 E. MORGAN

Total Area Affected _____

Current Zoning Classification: _____

Aary Oakes
Signature of Applicant or Agent

SUBRECIPIENT AGREEMENT

THIS SUBRECIPIENT AGREEMENT (the "Agreement") is entered into this 17th day of May, 2024 (the "Effective Date") by and between the Greater Indianapolis Chamber of Commerce (the "Recipient") and City of Martinsville, Indiana (the "Subrecipient").

WHEREAS, the Recipient has received a grant (the "Grant") in the amount of \$2,974,335 under the State of Indiana's Regional Economic Acceleration and Development Initiative ("READI") from the Indiana Economic Development Corporation (the "IEDC") which was memorialized in the Sub-recipient Agreement between the Greater Indianapolis Chamber of Commerce and Indianapolis Metropolitan Planning Organization on behalf of the 180 Alliance, attached hereto as Appendix I and incorporated into this Agreement (the "Grant Agreement"); and

WHEREAS, the Recipient has requested that the Subrecipient provide certain services relating to the Grant described herein as the "Services"; and

WHEREAS, in furtherance of the Grant, the Recipient desires to engage the Subrecipient to deliver the Services; and

WHEREAS, the Grant funds used for READI program by the State of Indiana are pass through federal monies granted from Coronavirus State and Local Fiscal Recovery Funds, a part of the American Rescue Plan Act; and

WHEREAS, Recipient is a "sub-recipient" to the Grant award made for the purpose of the READI program; and

WHEREAS, the Subrecipient has submitted to the Recipient the information and questionnaire for subrecipients; and

NOW, THEREFORE, the Recipient and the Subrecipient do mutually agree as follows:

1. **INTERPRETATION AND INTENT.** The "Agreement", as referred to herein, shall mean this Agreement executed by Subrecipient and Recipient, and shall include these Terms and Conditions, any Attachments hereto and all addenda issued. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, written or verbal, between Subrecipient and Recipient. No statements, promises or agreements whatsoever, in writing or verbal, in conflict with the terms of the Agreement have been made by Subrecipient or Recipient which in any way modify, vary, alter, enlarge or invalidate any of the provisions and obligations herein stated. In resolving conflicts, errors, discrepancies and disputes concerning the scope of the work or services to be performed under this Agreement or other rights or obligations of Subrecipient or Recipient the document or provision thereof expressing the greater quantity, quality or scope of service or imposing the greater obligation upon Recipient and affording the greater right or remedy to Subrecipient, shall govern. This Agreement shall include, and incorporate by reference, any provision, covenant, or condition required or provided by law or by regulation of any state or federal regulatory or funding agency.

APPENDIX III

BUDGET

Sources and Uses Budget - Blackwell Theater

Uses	Sources				
	Total Budget	READI Funds	Local Government	Other State/Federal Grant/Loan	Private Match
Furniture, fixtures, and digital projection equipment	\$ 145,000.00	\$ 145,000.00			
Marquee and signage	\$ 128,672.50	\$ 128,672.50			
Acquisition of Blackwell Theater building by City of Martinsville	\$ 2,700,000.00		\$ 2,700,000.00		
CURRENT TOTAL	\$ 2,973,672.50	\$ 273,672.50	\$ 2,700,000.00	\$ -	\$ -

GRANT

City of Martinsville
36 East Morgan St.
Martinsville, Indiana 46151

Date 02/05/24

Acct. Executive Jim Krumin

Sheet # 003

Revision Number Date

1 02/20/24

2

3

4

5

6

Drawn By D. Townson

Drawing Scale

PERMIT INFO

Sign Sp. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

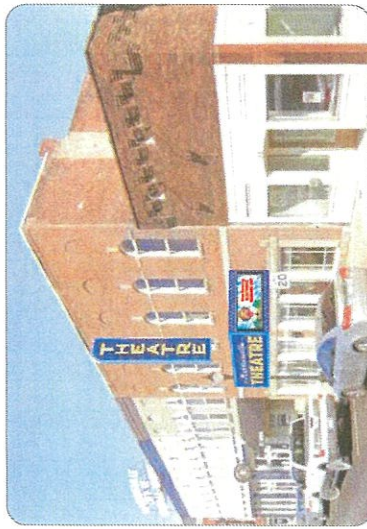
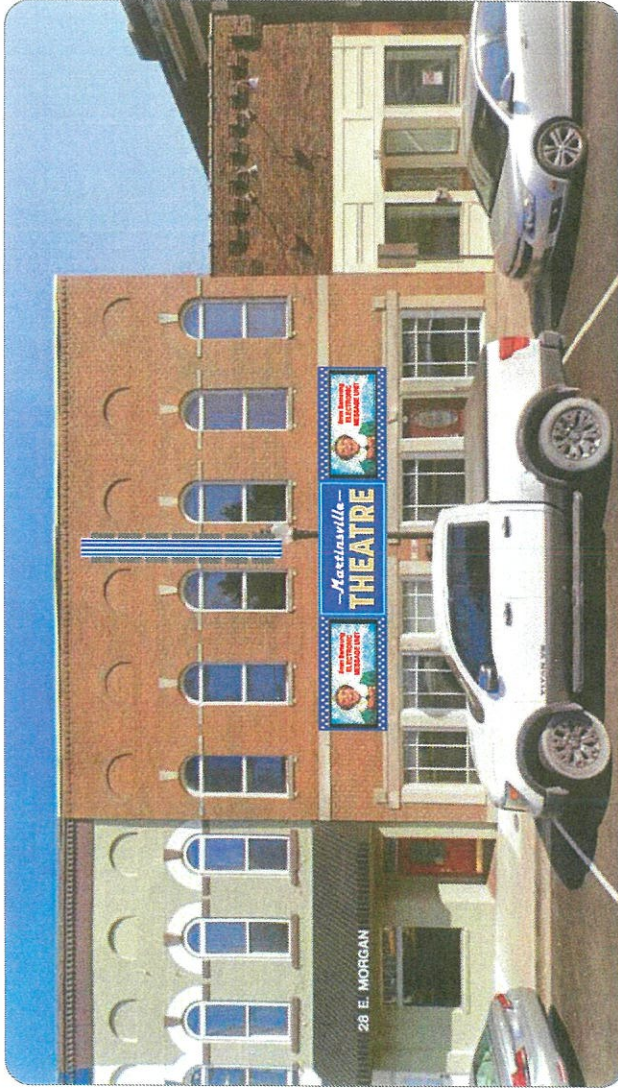
Total Amperage

Ext. 20 Amp Toggle
Switch w/Rubber Boot

Customer Approval	Date
Landlord Approval	Date

Each Sign Must Have:

1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within 5ft (6) of the sign.
3. Three Wire, Line, Ground, and Neutral, or licensed electrician.



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630.237.4397
OMEGASIGNCHICAGO.COM

ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by contractor or licensed electrician.

This Document and the information contained is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, nor reproduce this Document and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above wording(s) and Customer agrees to all charges to fabricate sign(s) including permit & procurement fees & storage fees. The colors depicted in the rendering(s) are not an exact color match that will appear in the sign(s) construction, and exact color swatch(es) can be provided only at the Customer's request.



City of Martinsville
36 East Morgan St.
Martinsville, Indiana 46151

Date	02/05/24
Acct. Executive	Jim Krumin
Sheet #	004
△ Revision Number	Date
1	02/20/24
2	
3	
4	
5	
6	
Drawn By	D. Townson
Drawing Scale	

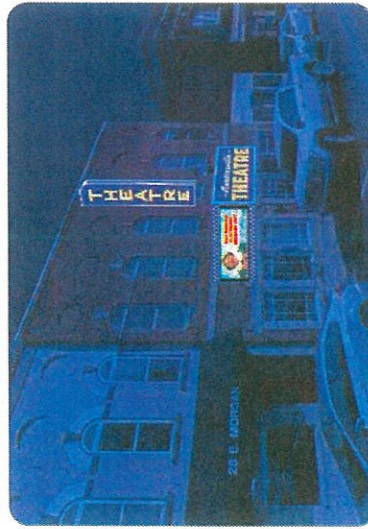
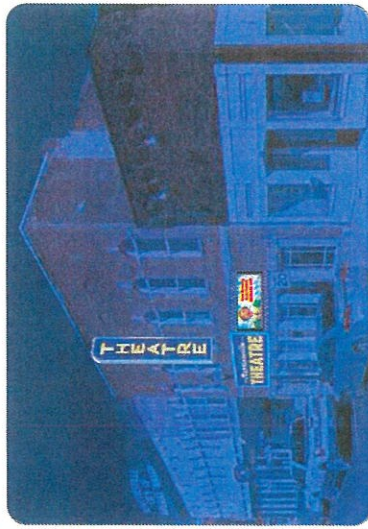
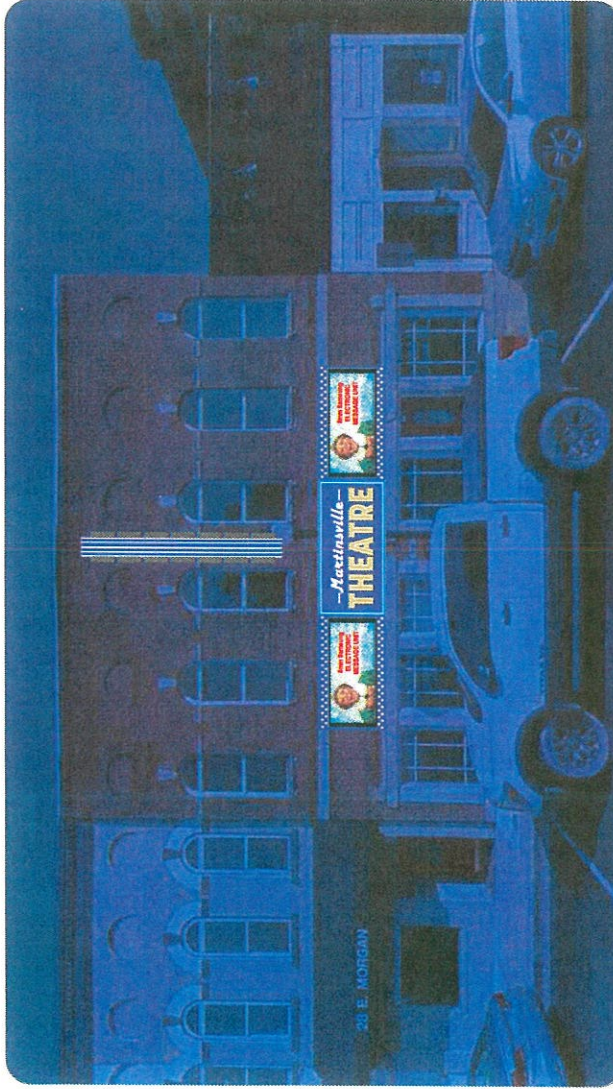
PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Specimen	02/05/24
Cust. Approval	Date
Signature	02/05/24
Landlord Approval	Date

Each Sign Must Have:

1. A minimum of One (1) dedicated 120V/20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire, Line, Ground, and Neutral.



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New ideas often need old buildings

JANE JACOBS