

Martinsville Plan Commission Meeting Minutes
May 28, 2025

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00p.m. on Wednesday, May 28, 2025 in the Council Chambers of City Hall, Martinsville, IN. Joe Disney stated that the Secretary would not be present at the meeting and asked for a member to volunteer to take minutes; Steve Bodi volunteered.

ROLL CALL: Those members present were:

Steve Bodi
Jim Burkhart
Joe Disney, Chairman
Rick Durnal
Richard Heacock
Ann Miller

Absent:

Richard Bastin, Jr.
Kayleb Foerster
Jason Scott
Marilyn Siderewicz, Secretary
Troy Swan

Also present:

Bob Strader, Building Inspector
Gary Oakes, City Planner

PRESENTATION OF MINUTES: Dated April 22, 2025

MOTION: A motion was made by Ann Miller and seconded by Rick Durnal to approve the minutes of the April 22, 2025 meeting of the Plan Commission with the following correction: Docket #PC25007, change "...sign would extend out no more than **36 ft.**" to read "...sign would extend out no more than **36 inches.**" The motion passed unanimously.

NEW 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. Stanhouse said the address being used for this building is 124 or 140 N. Sycamore St. and at present is a 2300 square foot garage that used to be storage for Hamm Machine Shop. Stanhouse said the plan is to finish the interior and exterior of the building to become either one or two commercial rental spaces. Stanhouse said the exterior stucco would be replaced with siding, possibly concrete board siding and that he expects to lease the whole space to one tenant not two as drawing currently shows.

Bob Strader, Building Inspector, noted that notice to neighbors was not needed for this action in the Downtown District and that it is a requirement for owners to submit drawings to the State of Indiana

and

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receive a CDR (Construction Design Release) which is then provided to the City. Strader said the City has not yet received the CDR.

MOTION: A motion was made by Ann Miller and seconded by Jim Burkhart to Table this request for petitioner to get the CDR to the City and clarify the drawings to show either one or two tenant spaces. The motion passed unanimously.

2. Docket #PC25010, Preliminary Planned Unit Development Request: Approval of 46 Lots in Indian Creek Village Sec. 4; Address: 75 Industrial Dr. Legal Description: S10 T11 R1E SE NW 7.557 AC; Owner: Indian Creek Homes LLC

Caleb Towles represented the owners and made the presentation to the Commission. It was confirmed that the required notice was sent to adjacent property owners. Towles said the submitted drawings are for the next phase of the housing development to include 46 home lots and this request is for the preliminary approval of the site plan.

Steve Bodi asked Gary Oakes, City Planner, if there are outstanding issues of compliance with existing phases of this development. Oakes indicated that there are several ongoing compliance issues involving storm water, silt on roadways, lack of finished roadways, etc. and that the City has notified the Owners about these issues.

Rick Heacock asked City Attorney Dale Coffey to clarify if the City Council is involved in compliance issues and Coffey confirmed it is not the Council's role.

MOTION: A motion was made by Ann Miller and seconded by Steve Bodi to approve the Preliminary Planned Unit Development Request for Docket #PC25010 as presented. The motion passed unanimously.

3. Docket #PC25011, Historic District Approval: Approval for a remodel of the Morgan County Courthouse; Address: 10 E. Washington St.; Legal Description: Blk 18 O P Martinsville: Owner: Morgan County Indiana Building Corporation

Commissioner Rick Durnal announced he would be abstaining from voting on this issue and would not engage in any discussion to avoid any conflict of interest.

Brian Collier, County Commissioner spoke on behalf the Owner. Collier said the plan being presented is to totally renovate the Court House and he is excited to begin this final phase of updating the complete judicial campus; the Court House being the final phase. The courts will move to the new judicial center on Main St. and the Historic Court House will become home to many of the administrative departments of County government. Collier stated the Court House no longer meets the needs of the court system.

Eric Ratts also spoke on behalf of the Owners. Ratts is the architect for the project. Ratts stated the Court House will be completely renovated on the exterior to include items such as roofing, gutters & downspouts, new corbels, new windows, doors, and appropriately clean the exterior brick and stone and tuck point with correct mortar where needed. The plan is also to change the grounds to include new parking, sidewalks, landscaping and one addition to the building. Ratts said they have received the complete state of Indiana construction release.

MOTION: A motion was made by Ann Miller and seconded by Rick Heacock to approve the submitted plans for the exterior and interior renovation and preservation of the historic Court House, Docket #PC2501. The motion passed unanimously.

4. Docket #PC25012, Historic District Sign Approval: Address: 80 W. Washington St. (back side of the building); Legal Description: Lot 8 Blk 25 Orig Plat Martinsville; Owner: Red Brick Trading LLC

Brandon Taylor spoke on behalf of the Owner. Taylor said the signs would be on two sets of doors/windows on the back of the building and that only the orange lettering will be seen, not the white background that is showing up on the sign mockup drawings. Discussion about the total square footage of the signs compared to building facade determined the signs would meet the guidelines.

MOTION: A motion was made by Rick Durnal and seconded by Ann Miller to approve the submitted plans for the new signs, Docket #PC25012. The motion passed unanimously.

5. Discussion and vote on Ordinance change.

Rick Durnal presented proposed updates for how petitioners should be required to notify surrounding property owners before appearing at the Plan Commission. The main change would be removing required certified mail notices for “stamped certificates of mailing” from the USPS for less cost to petitioner for notices going out to the public. Durnal also pointed out the number of days required for petitioners to turn in information to the City is proposed to be uniform and the City will directly provide submittals to Commissioners, versus petitioners sending information to individual Commission members. If approved, these changes will be forwarded to the City Council for their review and approval.

MOTION: A motion was made by Ann Miller and seconded by Jim Burkhart to approve the submitted changes to the Plan Commission Notice Procedures with one correction to correctly identify the “Building Department.” The motion passed unanimously.

DISCUSSION: Steve Bodi asked fellow Commission members about the status of the revised sign ordinance. Discussion about new code enforcement officer’s progress in enforcing the current ordinance and status of new ordinance. Temporary signs seem to be a point of gridlock with the working group reviewing the proposed changes and sign ordinance changes are on hold for now.

The next regular session of the Plan Commission will be held on Tuesday, June 24, 2025, at 7:00pm.

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

Joe Disney, Chairman

Marilyn Siderewicz, Secretary (Absent)

Steve Bodi

James Burkhart

Kayleb Foerster.

Richard Heacock

Richard Bastin, Jr.

Rick Durnal

Ann Miller

Troy Swan (Absent)

Jason Scott