

Martinsville Planning Commission

Meeting Agenda

Tuesday, June 24, 2025

7:00 PM - Council

Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Presentation of Minutes

Documents:

[MAY 28, 2025, PLANNING COMMISSION MEETING MINUTES.PDF](#)

Unfinished Business

- A. Docket PC No. 25009 - Historic District Remode l- 140 N Sycamore
(back of building) - Ron Stanhouse

Documents:

[DOCKET PC NO. 25009 - HISTORIC DISTRICT REMODE L- 140 N
SYCAMORE \(BACK OF BUILDING\) - RON STANHOUSE.PDF](#)

New Business

- A. Docket PC No. 25013 - 3 Lot Minor Plat -1530-1560-1590 and 1630
Ohio St. - Kroger Fuel Station

Documents:

[DOCKET PC NO. 25013 - 3 LOT MINOR PLAT -1530-1560-1590 AND 1630
OHIO ST. - KROGER FUEL STATION.PDF](#)

- B. Docket PC No. 25014 - Rezone R-1 to B-1 - 260 S Mulberry St. -
Gabriel Britton

Documents:

[DOCKET PC NO. 25014 - REZONE R-1 TO B-1 - 260 S MULBERRY ST. -
GABRIEL BRITTON.PDF](#)

Next Regular Meeting

The next regularly scheduled meeting will be on Wednesday, July 22, 2025, at 7:00
PM in the Council Chambers

Adjournment

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

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

**CITY OF MARTINSVILLE
HISTORIC DOWNTOWN DISTRICT
EXTERIOR PROPERTY MAINTENANCE PERMIT APPLICATION**

Application Date: 4/15/25
 Name of Landowner: Red Brick Trading / Ron Stanhouse Phone No.: 812 345 1091
 Address: 140 N Sycamore Martinsville IN 46151
 Name of Applicant: Ron Stanhouse Phone No.: 812 345 1091
 Address of Applicant: 2837 N Blue Slipes Dr Bloomington IN 47408
 Address of Affected Property: 140 N Sycamore St Martinsville IN 46151

Per Section 7, D of the Historic Downtown District, Ordinance No. 2009-1626, amendment to the City of Martinsville Zoning Ordinance plan commission approval and permit is required prior to beginning any of the following activities which include but are not limited to: building construction, reconstruction or exterior structural alteration, masonry repair and tuck pointing, awnings, windows, doors, storefront, and signage. The following repairs, modifications, replacement or changes are proposed for the exterior of the above "affected property" (check all that apply):

Walls Windows Doors Signs Roof
 Masonry Tuck Point Storefront Awnings

Provide below or attach on a separate sheet, a detailed description of the proposed work and where possible, attach drawings, exhibits, photos, specifications or other material that will aid the Plan Commission in reviewing your application.

Update/upgrade unfinished 2300 sf garage into
one/two retail spaces.

A FEE OF \$100.00 MUST BE SUBMITTED WITH THIS APPLICATION

Signature of Landowner: [Signature] Signature of Applicant: [Signature]

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: PC # 25009

RECEIVED
 APR 15 2025

CITY OF MARTINSVILLE, IN

Morgan County, IN

188-190 E MORGAN ST, MARTINSVILLE, IN 46151
55-09-33-463-013.000-021



Parcel Information

Parcel Number: 55-09-33-463-013.000-021

Alt Parcel Number: 55-09-33-463-013.000-021

Property Address: 188-190 E MORGAN ST
MARTINSVILLE, IN 46151

Neighborhood: C-MARTINSVILLE DOWNTOWN COMM FAIR

Property Class: Other Retail Structures

Owner Name: RED BRICK TRADING LLC

Owner Address: 2837 N BLUE SLOPES DR
BLOOMINGTON, IN 47408

Legal Description: LOTS 1-2 BLK 10 ORIG PLAT 44 FT E
END

Taxing District

Township: WASHINGTON TOWNSHIP

Corporation: M.S.D. MARTINSVILLE

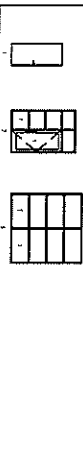
Land Description

Land Type
11

Acreage
0.129

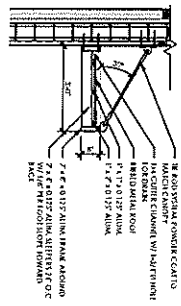
Dimensions

DOOR / WINDOW SCHEDULE									
QTY	SIZE	DOOR	FRAME	FINISH	REMARKS				
1	3'-0" x 7'-0"	1	ALUMINUM	SLIP	ALUMINUM				
2	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
3	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
4	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
5	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
6	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
7	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
8	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
9	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				
10	4'-0" x 7'-0"	2	ALUMINUM	SLIP	ALUMINUM				

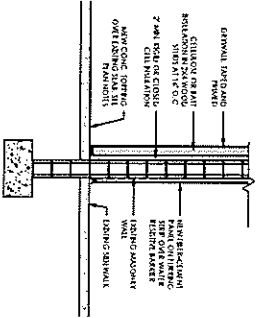


GENERAL NOTES

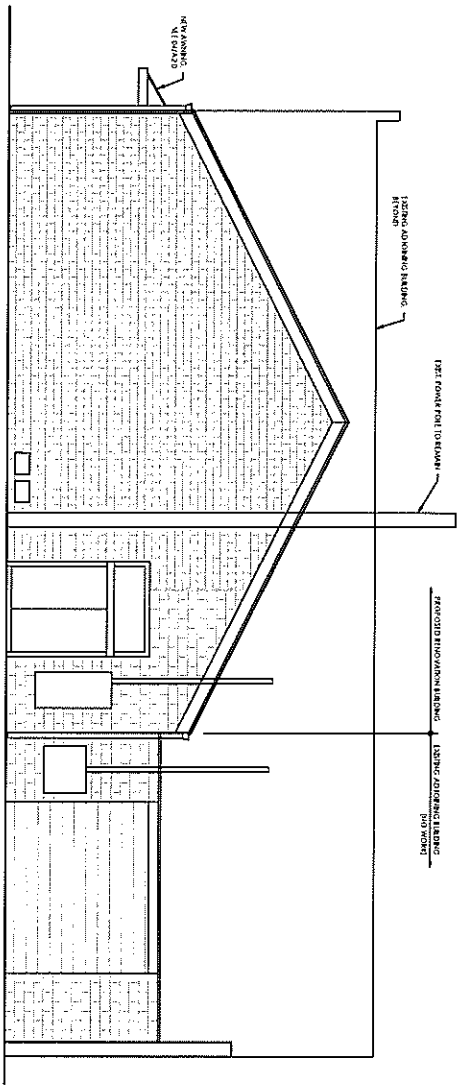
1. FINAL DOOR SCHEDULE FROM ARCHITECT.
2. FINAL WINDOW SCHEDULE FROM ARCHITECT.
3. FINAL WINDOW SCHEDULE FROM ARCHITECT.
4. FINAL WINDOW SCHEDULE FROM ARCHITECT.
5. FINAL WINDOW SCHEDULE FROM ARCHITECT.
6. FINAL WINDOW SCHEDULE FROM ARCHITECT.
7. FINAL WINDOW SCHEDULE FROM ARCHITECT.
8. FINAL WINDOW SCHEDULE FROM ARCHITECT.
9. FINAL WINDOW SCHEDULE FROM ARCHITECT.
10. FINAL WINDOW SCHEDULE FROM ARCHITECT.



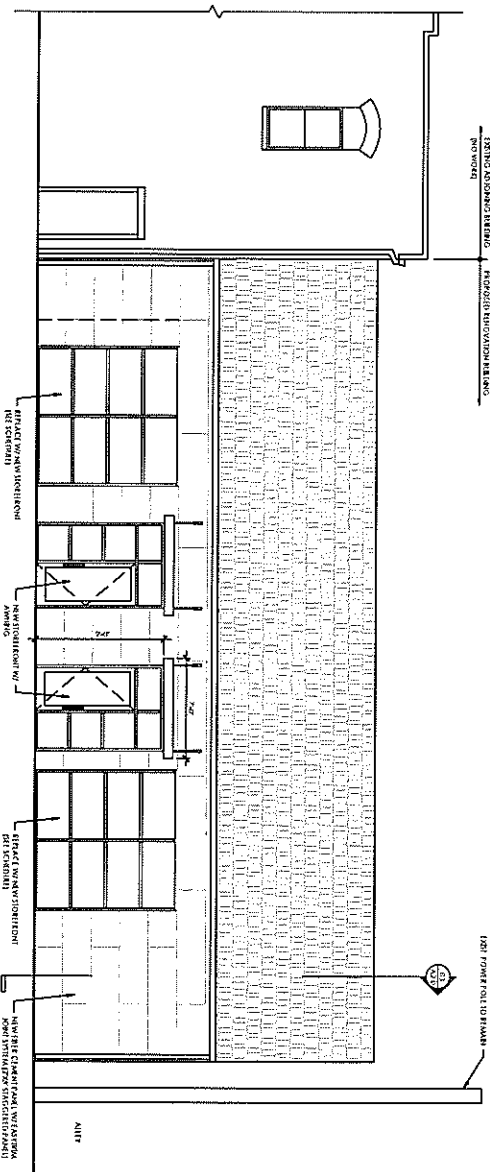
04 AWNING DETAIL
SCALE: 1/2" = 1'-0"



03 WALL SECTION
SCALE: 1/2" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

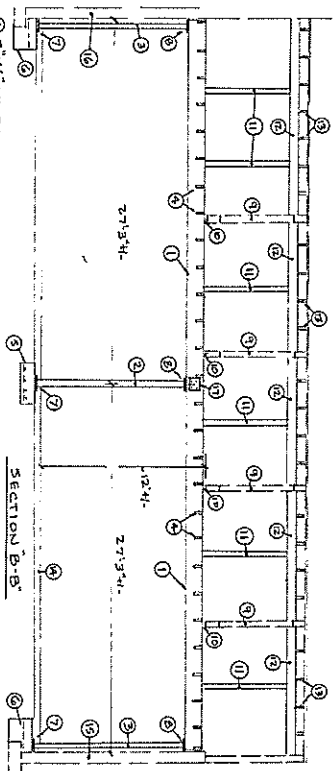
MATTE BLACK ARCHIT
301 EAST WINDY HILL ROAD
MARTINSVILLE, IN 46151
765.222.1111
WWW.MATTEBLACKARCHIT.COM
DESIGN MATTERS

190 E MORGAN ST. RENOVATION
190 E MORGAN ST. MARTINSVILLE, IN 46151



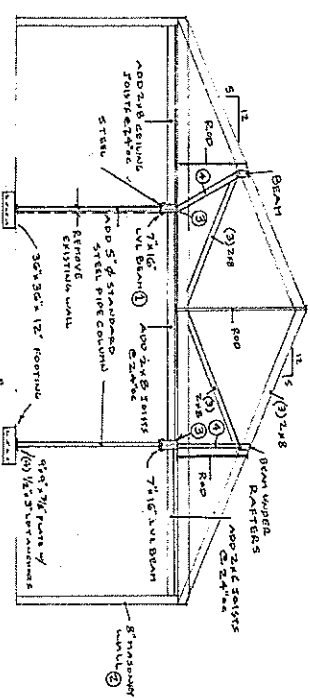
DATE: 12.13.25
ISSUE: PERMIT
JOB NO: 25-34
CHECKED BY: ADR

A2.0
ELEVATIONS



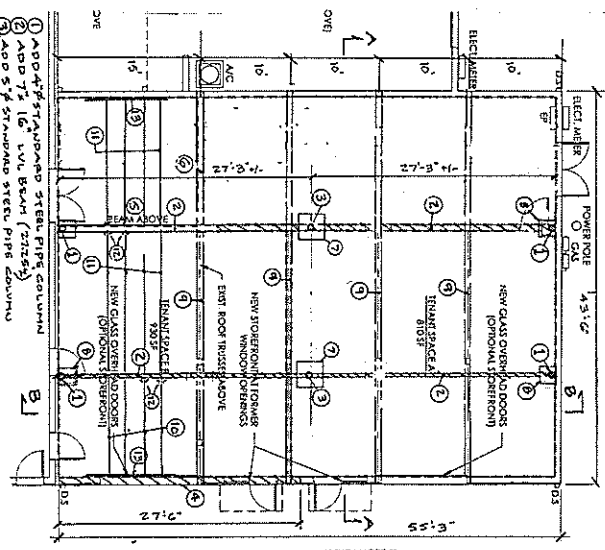
- 1 7/16" LVL BEAM
 - 2 5/8" STD STEEL PIPE COLUMN
 - 3 4" x 8" STD STEEL PIPE COLUMN
 - 4 2x8 W/ 2x6 CEILING TRUSSES (SEE PLAN)
 - 5 2x6 x 3/4" FLOOR W/ (2) 2x4 JOIST EACH WAY
 - 6 2x4 x 2x4 FLOOR W/ (2) 2x4 JOIST EACH WAY
 - 7 4" x 8" STD FLOOR W/ (2) 1/2" x 3" LVL SCABS
 - 8 2" x 4" STD PLATE W/ (4) 1/2" x 3" LVL SCABS
 - 9 EXISTING TRUSSES
 - 10 ADD BRACING BETWEEN TRUSS & BEAM
 - 11 ADD ROYS FROM ROOF BEAM TO TOP OF BEAM
 - 12 EXISTING RAFTER SUPPORT BEAMS
 - 13 EXISTING ROOF RAFTERS
 - 14 EXISTING FLOOR STRING
 - 15 EXISTING ROOF DIRT WALL
 - 16 EXISTING 2" STOPY WALL
 - 17 5/16" x 1/2" STEEL PLATE W/ (4) 1/2" BOLTS
- 190 E. MORGAN STREET
MARTINSVILLE, IN 46151

03 SECTION "B-B"
S1.0 SCALE: N.T.S.



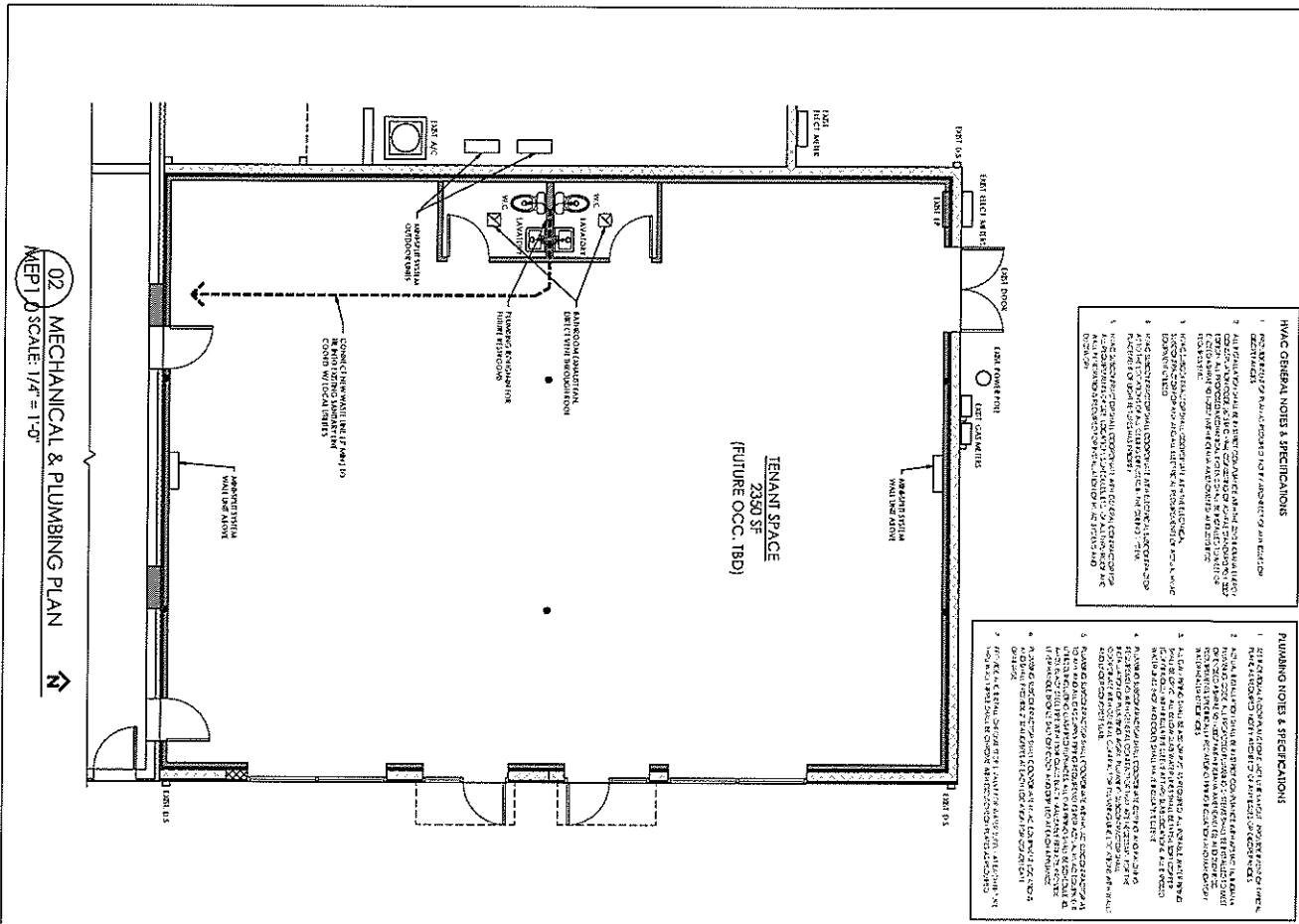
- 1 REMOVE COLUMN BEAM FOR SOUTH 15' SPAN
 - 2 RE-BUILD 27" x 12" PARALLEL WALL AT SOUTH END OF EAST WALL
 - 3 ADD BRACING BETWEEN TRUSS & TOP OF BEAM
 - 4 ADD SUPPORTS TO TOP OF 7 1/2" LVL BEAM (SEE SECTION "B-B")
- 190 E. MORGAN STREET
MARTINSVILLE, IN 46151

02 SECTION "A-A"
S1.0 SCALE: N.T.S.



- 1 ADD 4" x 8" STANDARD STEEL PIPE COLUMN
 - 2 ADD 7 1/2" LVL BEAM (27" x 12")
 - 3 ADD 5/8" STANDARD STEEL PIPE COLUMN
 - 4 REBUILD PARALLEL WALL (27" x 12")
 - 5 REMOVE COLUMN BEAM
 - 6 REMOVE WALL
 - 7 ADD 3x6 x 3/4" FLOOR W/ (2) 1/2" JOIST EACH WAY
 - 8 ADD 2" x 4" x 2" x 4" FLOOR W/ (2) 1/2" JOIST EACH WAY
 - 9 EXISTING TRUSSES TO REMAIN
 - 10 2x6 CEILING TRUSSES & 2x6
 - 11 2x8 CEILING TRUSSES & 2x6
- 190 E. MORGAN ST.
MARTINSVILLE, IN

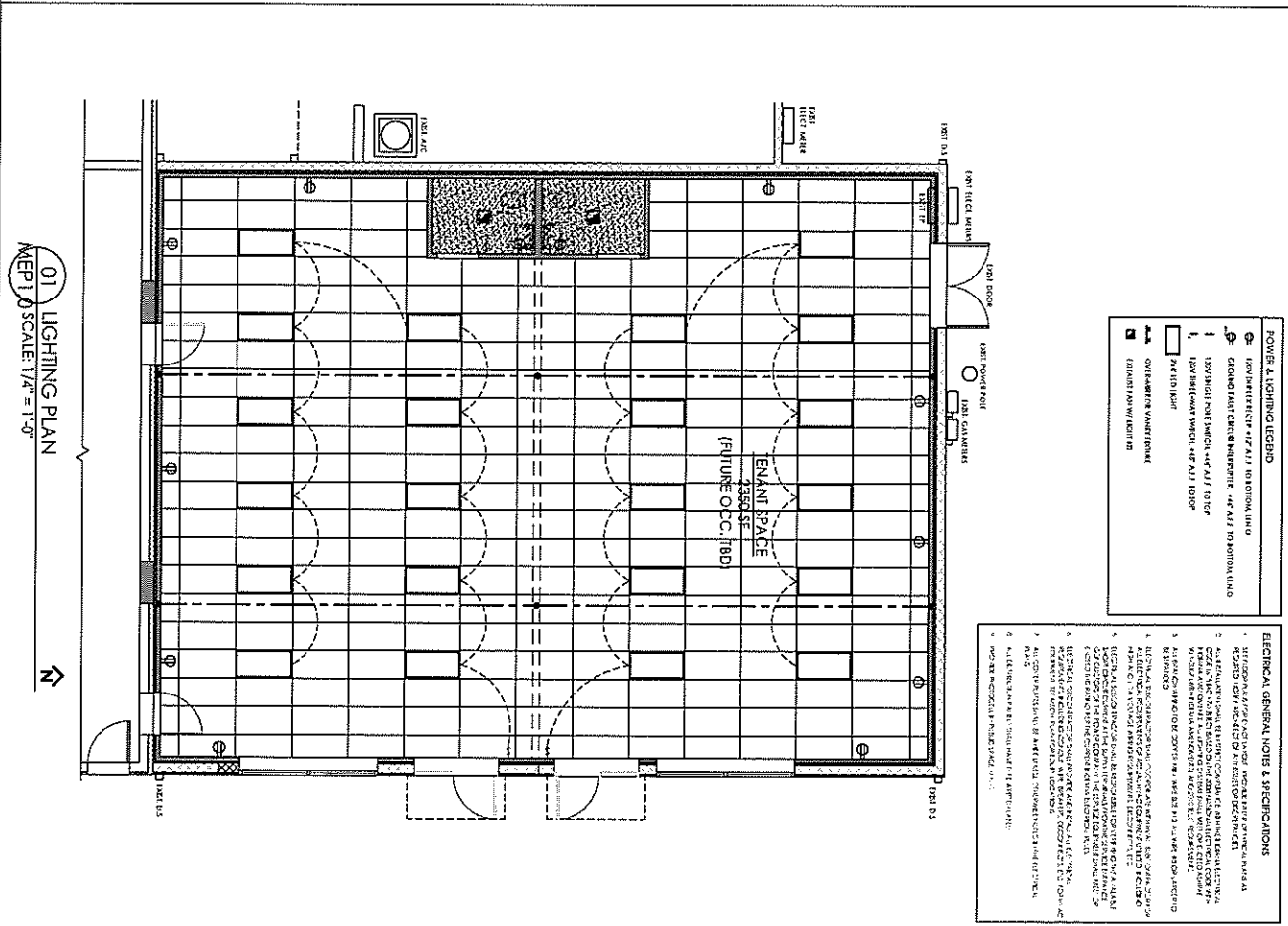
01 STRUCTURAL PLAN
S1.0 SCALE: N.T.S.



02 MECHANICAL & PLUMBING PLAN
MEP1.0 SCALE: 1/4" = 1'-0"

- ### HVAC GENERAL NOTES & SPECIFICATIONS
1. PROVIDE ALL HVAC EQUIPMENT AND CONTROLS IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 2. ALL HVAC EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 3. PROVIDE ALL NECESSARY DUCTWORK, VENTING, AND EXHAUST SYSTEMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
 4. PROVIDE ALL NECESSARY ELECTRICAL WIRING AND CONTROLS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
 5. PROVIDE ALL NECESSARY PIPING AND CONTROLS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.

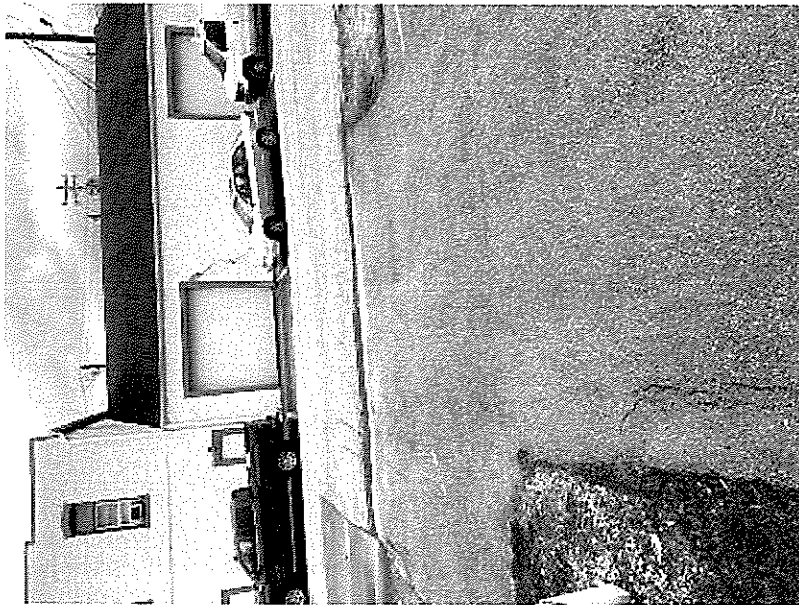
- ### PLUMBING NOTES & SPECIFICATIONS
1. PROVIDE ALL PLUMBING EQUIPMENT AND CONTROLS IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 2. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 3. PROVIDE ALL NECESSARY PIPING, VENTING, AND EXHAUST SYSTEMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
 4. PROVIDE ALL NECESSARY ELECTRICAL WIRING AND CONTROLS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
 5. PROVIDE ALL NECESSARY PIPING AND CONTROLS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.





01 LIGHTING PLAN
MEP1.0 SCALE: 1/4" = 1'-0"

- ### POWER & LIGHTING LEGEND
- 1500MM ROUND PNL SYMBOL - ALL ALL TOWER
 - 1500MM SQUARE PNL SYMBOL - ALL ALL TOWER
 - 2'x4' LED LIGHT
 - OUTLET/VENT/W/RELOCATE
 - EXISTING WALL/RELOCATE

- ### ELECTRICAL GENERAL NOTES & SPECIFICATIONS
1. PROVIDE ALL ELECTRICAL EQUIPMENT AND CONTROLS IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 2. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 3. PROVIDE ALL NECESSARY WIRING, VENTING, AND EXHAUST SYSTEMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
 4. PROVIDE ALL NECESSARY ELECTRICAL WIRING AND CONTROLS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
 5. PROVIDE ALL NECESSARY PIPING AND CONTROLS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.



 <p>CONSTRUCTION DESIGN RELEASE State Form 41191 (R9/5-98) Report Printed on: April 14, 2025</p> <p>Indiana Department of Homeland Security DIVISION OF FIRE & BUILDING SAFETY PLAN REVIEW DIVISION 402 W. Washington St., Room E245 Indianapolis, IN 46204</p> <p>To: Owner / Architect / Engineer Matte Black Architecture Inc Matthew D Ellenwood AR11100124 2021 East Wexley Road Bloomington IN 47401</p> <p>Fax & e-mail: 8123456549, mattellenwood@gmail.com</p>	 <p>INDIANA 02 F0000 S HOOSIER SAFETY</p> <p>Available At Your Local Licence Branch SUPPORT HOOSIER SAFETY</p>		Project number 451755	Release date 04/11/25
	Construction type III-B	Occupancy classification B, M, REM	Scope of release ARCH ELEC FDN MECH PLUM STR	
	Type of release Standard			
	Project name 190 E Morgan St Renovation			
	Street address 190 E Morgan St			
	City MARTINSVILLE	County MORGAN		

The plans, specifications and application submitted for the above referenced project have been reviewed for compliance with the applicable rules of the Fire Prevention and Building Safety Commission. The project is released for construction subject to, but not necessarily limited to, the conditions listed below. THIS IS NOT A BUILDING PERMIT. All required local permits and licenses must be obtained prior to beginning construction work. All construction work must be in full compliance with all applicable State rules. Any changes in the released plans and/or specifications must be filed with and released by this Office before any work is altered. This release may be suspended or revoked if it is determined to be issued in error, in violation of any rules of the Commission or if it is based on incorrect or insufficient information. This release shall expire by limitation, and become null and void, if the work authorized is not commenced within one (1) year from the above date.

CONDITIONS:

Note :(A1A & A1B): In accordance with the affidavit sworn under penalties of perjury in the application for construction design release the plans and specifications filed in conjunction with this project shall comply with all of the applicable rules and laws of Fire Prevention and Building Safety Commission. Providing false information constitutes an act of perjury, which is a Class D felony punishable by a prison term and a fine up to \$10,000. In accordance with Section 19 of the General Administrative Rules (675 IAC 12-6-19) a complete set of plans and specifications that conform exactly to the design that was released by the office of the state building commissioner shall be maintained on the construction jobsite as well as a copy of the design release.

- ACDS This project has been reviewed under the 2014 Indiana Building Code, 2014 Indiana Fire Code, 2009 Indiana Electrical Code, 2012 Indiana Plumbing Code, 2014 Indiana Mechanical Code, 2014 Indiana Fuel Gas Code, 2010 Indiana Accessibility Chapter 11 (ICC A117.1 2009), and the 2010 Indiana Energy Conservation Code (ASHRAE 90.1 2007)
- 4G0412AE The proposed building, addition, or remodel shall not put the existing building in noncompliance or into further noncompliance in accordance with 675 IAC 12-4-12.
- 14B0601IIIB The minimum construction type permitted for this building is Type III-B. Building elements shall be protected as specified in Chapters 5, 6, and Table 601, IBC (675 IAC 13-2.6).
- 14B16082 Footings shall have a minimum depth in accordance with Table 1608.2 (Indiana Amendments), IBC (675 IAC 13-2.6).
- 14B18073133 Embedded posts and poles shall be designed to resist both axial and lateral loads in accordance with Sections 1807.3.1 through 1807.3.3, IBC (675 IAC 13-2.6).
- 14B1600 Buildings, or portions thereof, shall be designed and constructed to sustain all dead, live, and environmental loads in accordance with Chapter 16, IBC (675 IAC 13-2.6).
- 14B12092 A 20-inch by 40-inch attic access opening shall be provided in accordance with Section 1209.2, IBC (675 IAC 13-2.6).
- 14B12032 Attic ventilation shall be provided in accordance with Section 1203.2, IBC (675 IAC 13-2.6).
- AREL Pursuant to 675 IAC 12-6-21, the issuance of a design release does not relieve the owner from required compliance with all applicable rules of the commission, even if noncompliant conditions appear in the plans and specifications that have been filed with the division. The owner is responsible for correcting any and all areas of noncompliance even if they are discovered subsequent to the

This on-line filing is through a secure site, you can use it to submit your project information, pay the fees and upload your project plans.
Use Internet Browser to View this report, other browsers are not compatible to view this report

issuing of this design release.

Please be advised that if an administrative review of this action is desired, a written petition for review must be filed at the above address with the Fire Prevention and Building Safety Commission identifying the matter for which a review is sought no later than eighteen (18) days from the above-stated date, unless the eighteenth day falls on a Saturday, a Sunday, a legal holiday under State statute, or a day in which the Department of Fire and Building Services is closed during normal business hours. In the latter case, the filing deadline will be the first working day thereafter. If you choose to petition, and the before-mentioned procedures are followed, your petition for review will be granted, and an administrative proceeding will be conducted by an administrative law judge of the Fire Prevention and Building Safety Commission. If a petition for review is not filed, this Order will be final, and you must comply with its requirements.

Code review official RONALD FLICK rflick@dhs.in.gov	Indiana State Building Commissioner
Address (name, title of local official, street, city, state and ZIP code) Building Inspector Robert Strader 59 S Jefferson St PO Box 1415 Martinsville, IN 46151 Fax & e-mail: , building@martinsville.in.gov	*RELEASED*



Building

From: noreply@civicplus.com
Sent: Wednesday, May 7, 2025 12:02 PM
To: Building
Subject: Online Form Submittal: Plan Commission Applications Procedures

Plan Commission Applications Procedures

Docket Number	<i>Field not completed.</i>
Date of Filing	5/7/2025
Applicant First Name	Michael
Applicant Last Name	McBride
Address	One Indiana Square, Suite 1400
City	Indianapolis
State	IN
Zip Code	46204
Phone Number	(317) 636-6481
Email	mmcbride@cohenmalad.com <i>Keith@</i>
Is Applicant the Landowner or owner's attorney?	Yes
Request for	Subdivision Plats
Specify request	Approval of plat to contain 3 lots with a minimum lot size of 34,497 square feet
Attached File	Plat Application Submission.pdf
Legal Description	See attached legal descriptions
Address of Property	1530-1560-1590 & 1630 S. Ohio St.
City	Martinsville
State	IN

Zip Code	46151
Total Area Affected	2.939 Acres
Current Zoning Classification	B3 - General Business

Email not displaying correctly? [View it in your browser.](#)

- Caution: This is an External Email -

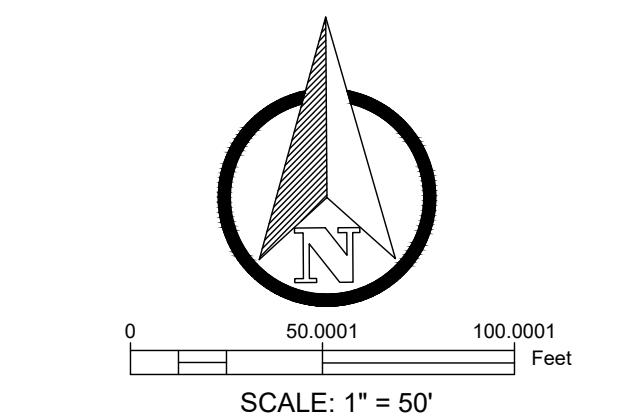
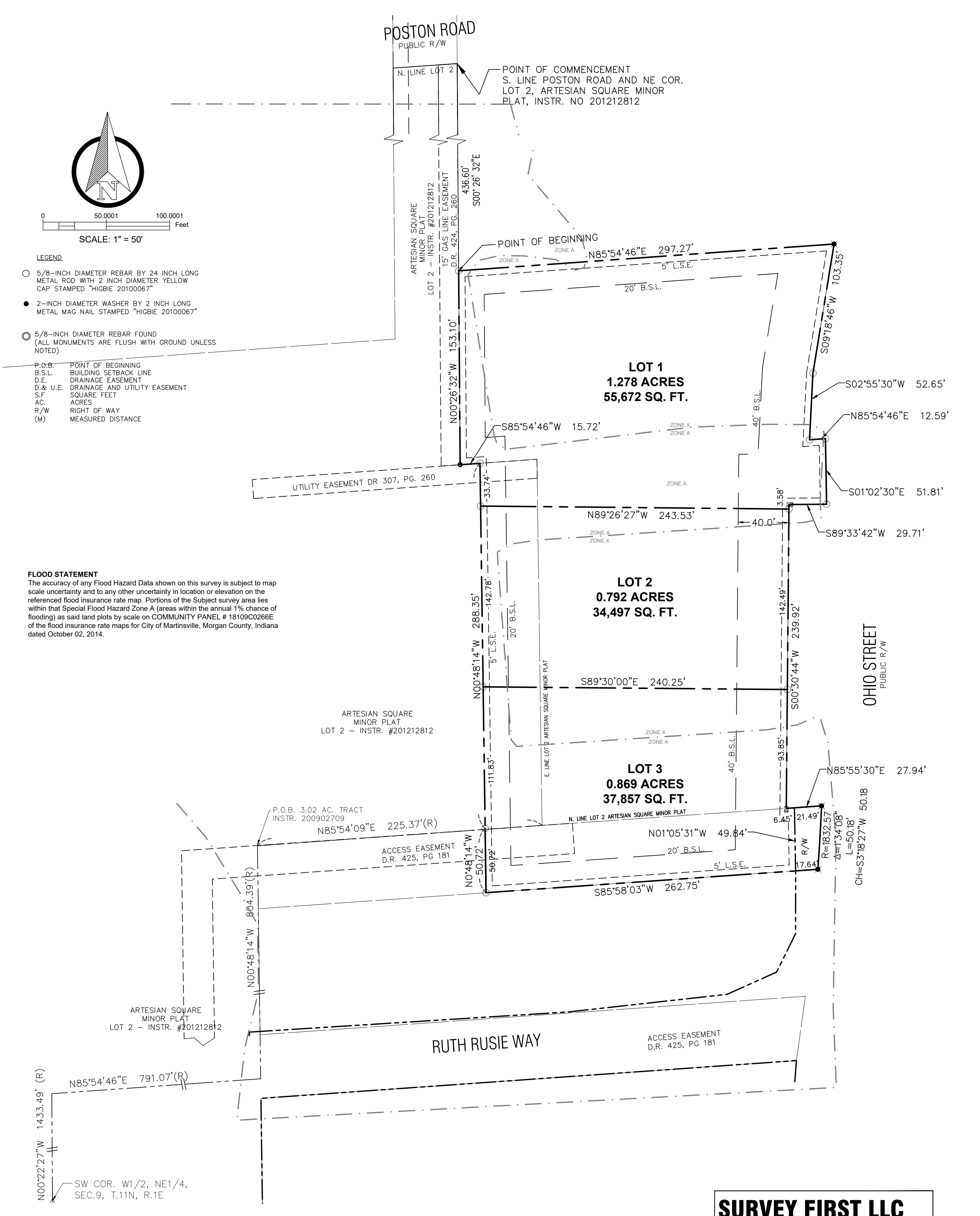


MARTINSVILLE OUTPARCEL RETAIL
PERIMETER PLAT LEGAL DESCRIPTION

Part of Section 9 and part of Section 4, Township 11 North, Range 1 East of the Second Principal Meridian, and part of the Lot numbered two (2) in Artesian Square Minor Plat, a subdivision in the City of Martinsville, recorded November 21, 2012 in the Office of the Recorder as Instrument Number 201212812, all in Morgan County Indiana, described as follows:

Commencing on the South right of way of Poston Road and the Northeast corner of said Lot 2, thence along the East line of said Lot 2, (the basis of bearing is Indiana State Plane West Zone, NAD83) South 00 degrees 26 minutes 32 seconds East 436.60 feet to a 5/8-inch rebar with yellow cap stamped "HIGBIE 20199967" set (hereafter "rebar with cap set") at the POINT OF BEGINNING; thence North 85 degrees 54 minutes 46 seconds East 297.27 feet to a mag nail with washer stamped "HIGBIE 20100067" set (hereafter "mag nail set") on the West right of way of Ohio Street; thence with said West right of way for the next eight (8) calls: 1.) South 09 degrees 18 minutes 46 seconds West 103.35 feet to a rebar with cap set; 2.) thence South 02 degrees 55 minutes 30 seconds West 52.65 feet to a rebar with cap set; 3.) thence North 85 degrees 54 minutes 46 seconds East 12.59 feet; 4.) thence South 01 degrees 02 minutes 30 seconds East 51.81 feet to a rebar with cap set; 5.) thence South 89 degrees 33 minutes 42 seconds West 29.71 feet to a 4-inch square concrete monument found flush; 6.) thence South 00 degrees 30 minutes 44 seconds West 239.92 feet to a 4-inch square concrete monument found flush; 7.) thence North 85 degrees 55 minutes 30 seconds East 27.94 feet to the East line of said Lot 2, said point being on a non-tangent curve to the right concave West with a radius of 1832.57 feet and a long chord that bears South 03 degrees 18 minutes 27 seconds West 50.18 feet; 8.) thence in a Southerly direction along said curve an arc length of 50.18 feet to the South line of said Lot 2; thence along said South line of Lot 2, South 85 degrees 58 minutes 03 seconds West 262.75 feet to a mag nail set; thence North 00 degrees 48 minutes 14 seconds West 50.72 feet to a rebar with cap set; thence continue North 00 degrees 48 minutes 14 seconds West 288.35 feet to a rebar with cap set; thence South 85 degrees 54 minutes 46 seconds West 15.72 feet to a rebar with cap stamped "Kimbley" found on the East line of said Lot 2; thence North 00 degrees 26 minutes 32 seconds West 153.10 feet to the POINT OF BEGINNING, containing 2.939 acres (128025 square feet) more or less and subject to any easements and rights of way of record.

Martinsville Outparcel Retail
Commercial Subdivision
An addition to the city of Martinsville, Morgan County, Indiana



- LEGEND**
- 5/8-INCH DIAMETER REBAR BY 24 INCH LONG METAL ROD WITH 2 INCH DIAMETER YELLOW CAP STAMPED "HIGBIE 20100067"
 - 2-INCH DIAMETER WASHER BY 2 INCH LONG METAL MAG NAIL STAMPED "HIGBIE 20100067"
 - 5/8-INCH DIAMETER REBAR FOUND (ALL MONUMENTS ARE FLUSH WITH GROUND UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
B.S.L. BUILDING SETBACK LINE
D.E. DRAINAGE EASEMENT
D.& U.E. DRAINAGE AND UTILITY EASEMENT
SF SQUARE FEET
AC. ACRES
R/W RIGHT OF WAY
(M) MEASURED DISTANCE

FLOOD STATEMENT
The accuracy of any Flood Hazard Data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. Portions of the Subject survey area lies within that Special Flood Hazard Zone A (areas within the annual 1% chance of flooding) as said land plots by scale on COMMUNITY PANEL # 18109C0266E of the flood insurance rate maps for City of Martinsville, Morgan County, Indiana dated October 02, 2014.

PROJ. NO.: 2021-0015
DATE: 05/06/2025
DRAWING: 250023V-PLAT.dwg
DRAWN BY: TDH
SURVEYED BY: TDH
SHEET: 1 OF 2

Affirmation statement: I affirm under the penalties for perjury, that I have taken reasonable care to relate each Social Security Number in this document, unless required by law. Timothy D. Higbie
PREPARED BY: Timothy D. Higbie P.S.

SURVEY FIRST LLC
LAND SURVEYORS & CIVIL ENGINEERS

64 East Marion Street • Danville, IN 46122
phone (317) 745-9000 • SurveyFirst.net

MARTINSVILLE OUTPARCEL RETAIL
COMMERCIAL SUBDIVISION
An addition to the City of Martinsville, Morgan County, Indiana

LAND DESCRIPTION

Prepared: 05/03/2025 tdh
Checked: 05/05/2025 tdh
Part of Section 9 and part of Section 4, Township 11 North, Range 1 East of the Second Principal Meridian, and part of the Lot numbered two (2) in Artesian Square Minor Plat, a subdivision in the City of Martinsville, recorded November 21, 2012 in the Office of the Recorder as Instrument Number 201212812, all in Morgan County Indiana, described as follows:

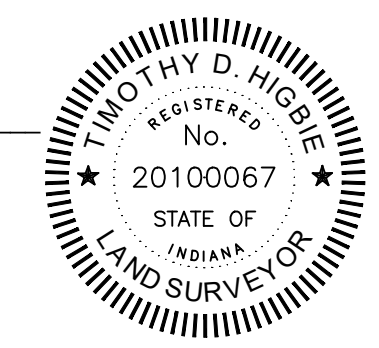
Commencing on the South right of way of Poston Road and the Northeast corner of said Lot 2, thence along the East line of said Lot 2, (the basis of bearing is Indiana State Plane West Zone, NAD83) South 00 degrees 26 minutes 32 seconds East 436.60 feet to a 5/8-inch rebar with yellow cap stamped "HIGBIE 20199967" set (hereafter "rebar with cap set") at the POINT OF BEGINNING; thence North 85 degrees 54 minutes 46 seconds East 297.27 feet to a mag nail with washer stamped "HIGBIE 20100067" set (hereafter "mag nail set") on the West right of way of Ohio Street; thence with said West right of way for the next eight (8) calls: 1.) South 09 degrees 18 minutes 46 seconds West 103.35 feet to a rebar with cap set; 2.) thence South 02 degrees 55 minutes 30 seconds West 52.65 feet to a rebar with cap set; 3.) thence North 85 degrees 54 minutes 46 seconds East 12.59 feet; 4.) thence South 01 degrees 02 minutes 30 seconds East 51.81 feet to a rebar with cap set; 5.) thence South 89 degrees 33 minutes 42 seconds West 29.71 feet to a 4-inch square concrete monument found flush; 6.) thence South 00 degrees 30 minutes 44 seconds West 239.92 feet to a 4-inch square concrete monument found flush; 7.) thence North 85 degrees 55 minutes 30 seconds East 27.94 feet to the East line of said Lot 2, said point being on a non-tangent curve to the right concave West with a radius of 1832.57 feet and a long chord that bears South 03 degrees 18 minutes 27 seconds West 50.18 feet; 8.) thence in a Southerly direction along said curve an arc length of 50.18 feet to the South line of said Lot 2; thence along said South line of Lot 2, South 85 degrees 58 minutes 03 seconds West 262.75 feet to a mag nail set; thence North 00 degrees 48 minutes 14 seconds West 50.72 feet to a rebar with cap set; thence continue North 00 degrees 48 minutes 14 seconds West 288.35 feet to a rebar with cap set; thence South 85 degrees 54 minutes 46 seconds West 15.72 feet to a rebar with cap stamped "Kimbley" found on the East line of said Lot 2; thence North 00 degrees 26 minutes 32 seconds West 153.10 feet to the POINT OF BEGINNING, containing 2,939 acres (128025 square feet) more or less and subject to any easements and rights of way of record.

SURVEYOR'S CERTIFICATE

I, Timothy D. Higbie, and Indiana Registered Land Surveyor, hereby certify that to the best of my information, knowledge and belief, this plat represents a subdivision of land in accordance with the City of Martinsville Zoning and Subdivision Control Ordinances. That the Perimeter of said subdivision was surveyed in accordance with Indiana Administrative Code 865 I.A.C. 1-12 and that all information required by said rule, including surveyor's report, is shown hereon or is given in a separate boundary survey that has been recorded in the Office of the Recorder of Morgan County as Instrument Number 202111629. Further, that all monuments required by 865 I.A.C. 1-12 and this ordinance have been set or will be set prior to the transfer of any lot in this subdivision. The within Martinsville Outparcel Retail Commercial Subdivision consists of three (3) Lots, numbered 1 through 3, and streets as shown hereon. The size of lot and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof

Hereby certified on this 6th day of May, 2025

Timothy D. Higbie
Timothy D. Higbie
State of Indiana PS#20100067



PROJ. NO.: 2021-0015
DATE: 05/06/2025
DRAWING: 250023V-PLAT.dwg
DRAWN BY: TDH
SURVEYED BY: TDH
SHEET: 2 OF 2

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND BY AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARTINSVILLE, INANA, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE CITY OF MARTINSVILLE AS FOLLOWS:

Adopted by the Martinsville Plan Commission at a public meeting held on the _____ day of _____, 2021

Martinsville Plan Commission Primary Approval

By: _____
Chairperson

Secretary

Martinsville Plan Commission Secondary Approval:

By: _____

DEDICATION STATEMENT

THE RIGHT-OF-WAY AS SHOWN WITHIN THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC STREET. THE SUBORDINATE USE OF SUCH RIGHT-OF-WAY AS UTILITY AND DRAINAGE EASEMENT AS PROVIDED HEREIN IS ALSO GRANTED.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground as shown on this plat and marked "Easement", reserved for the use of utilities, except transmission lines or main, for the installation of water and sewer mains, pipes, ducts, lines and wires, subject at all times to the proper authorities and the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the utilities.

OWNERS CERTIFICATE

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known as MARTINSVILLE OUTPARCEL RETAIL COMMERCIAL SUBDIVISION, an addition to the City of Martinsville, all streets shown and not heretofore dedicated are hereby dedicated to the public.

SIGNATURE

Printed: NAME, TITLE

STATE OF _____)
) SS
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared _____, as _____, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that s/he signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2025

SIGNATURE: _____
PRINTED NAME: _____

MY COUNTY OF RESIDENCE IS: _____

MY COMMISSION EXPIRES: _____

SIGNATURE

Printed: NAME, TITLE

STATE OF _____)
) SS
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared _____, as _____, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that s/he signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2025

SIGNATURE: _____
PRINTED NAME: _____

MY COUNTY OF RESIDENCE IS: _____

MY COMMISSION EXPIRES: _____

SURVEY FIRST LLC
LAND SURVEYORS & CIVIL ENGINEERS

64 East Marion Street • Danville, IN 46122
phone (317) 745-9000 • SurveyFirst.net

**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 25014

Date of Filing: 5/15/2025

Applicant: Gabriel S. Britton

Address of Applicant: 40 W. Washington St. Martinsville, IN 46151

Phone: 765-349-9005

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:


Change in the zoning district from R1 to B1. I purchased this building to serve as my Attorney office.
It is adjacent to the new Courthouse and county parking.

Legal Description: OUTLOT 43 ORIG PLAT N 1/2 SE

Address of Property: 260 S. Mullberry St. Martinsville, IN 46151

Total Area Affected 21ac

Current Zoning Classification: R1



Signature of Applicant or Agent

RECEIVED
MAY 15 2025
CITY OF MARTINSVILLE, IN

Morgan County, IN

260 S MULBERRY ST, MARTINSVILLE, IN 46151
55-13-04-138-010.000-021



Parcel Information

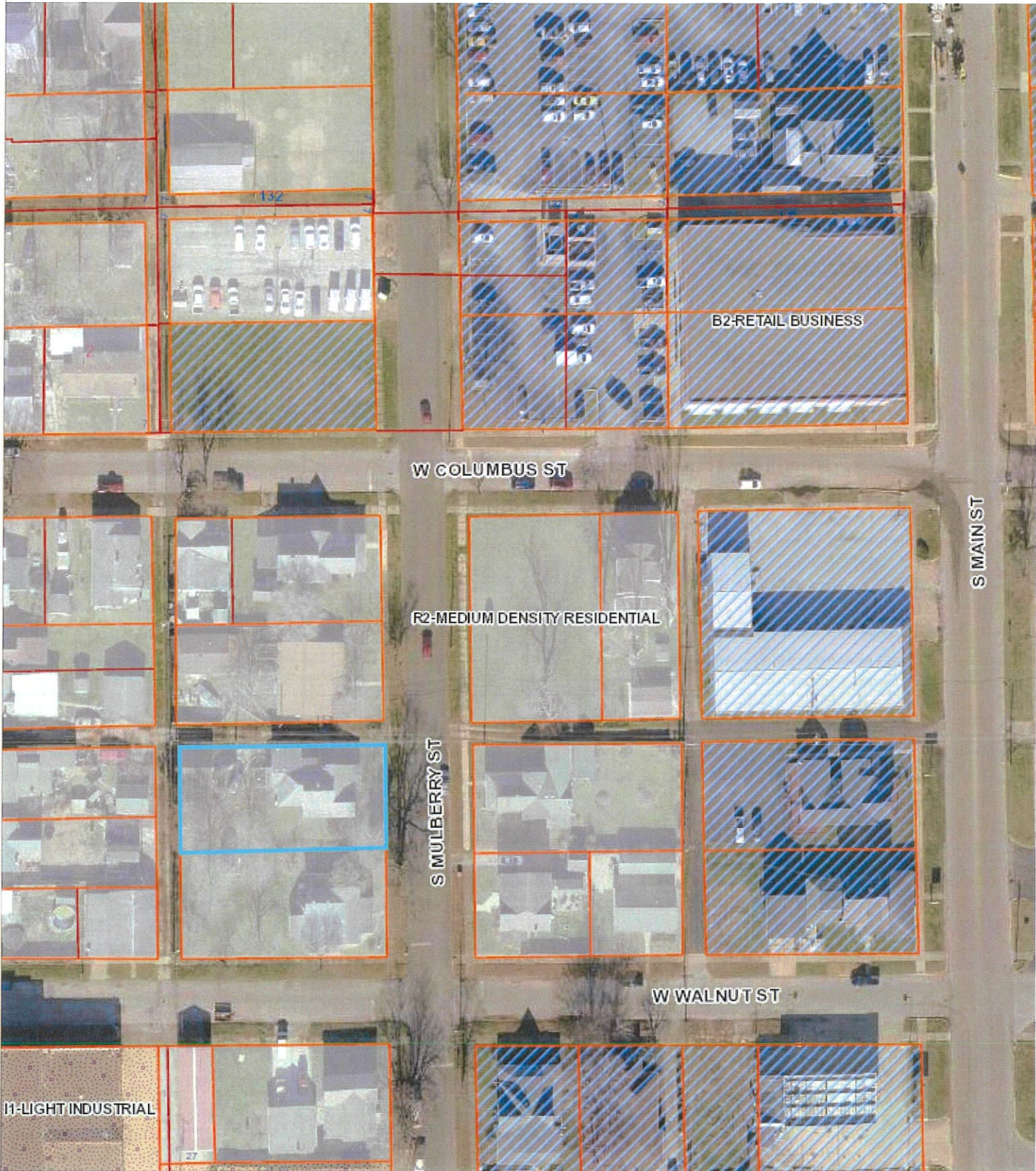
Parcel Number: 55-13-04-138-010.000-021
Alt Parcel Number: 55-13-04-138-010.000-021
Property Address: 260 S MULBERRY ST
MARTINSVILLE, IN 46151
Neighborhood: ORIGINAL PLAT OF MARTINSVILLE
Property Class: 1 Family Dwell - Platted Lot
Owner Name: BRITTON GABRIEL
Owner Address: 430 HESS RD
MARTINSVILLE, IN 46151
Legal Description: OUTLOT 43 ORIG PLAT N 1/2 SE

Taxing District

Township: WASHINGTON TOWNSHIP
Corporation: M.S.D. MARTINSVILLE

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.205	



132

B2-RETAIL BUSINESS

W COLUMBUS ST

R2-MEDIUM DENSITY RESIDENTIAL

S MAIN ST

S MULBERRY ST

W WALNUT ST

M-LIGHT INDUSTRIAL

27

CITY OF MARTINSVILLE PLAN COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Martinsville Plan Commission at City Hall, 59 South Jefferson Street, Martinsville, Indiana 46151 on Tuesday,

June 24, 2025

at 7:00 p.m. local time upon the application of Gabriel S. Britton

for a Zoning Variance from R1 to B1.

on the property located at 260 S. Marion St. Martinsville, IN 46151

being more particularly described as follows, to-wit:

The North half of the Southeast Quarter of Out Lot Number Forty-Three (43) in the Original Plat of the City of Martinsville, as per plat thereof recorded in Deed Record J, Page 446 and in Deed Record A, Page 10 in the Office of the Recorder of Morgan County, Indiana.

The complete application and file for this application is available for public inspection fifteen (15) days prior to hearing date, during regular working hours, at the Planning and Building Department, 59 S. Jefferson Street, Martinsville, Indiana 46151.

Interested persons appearing in favor of or in opposition to the application will be heard thereon by the Board.

This notice has been prepared by: 
Signature of Petitioner(s) or Agent

Dated: 5/15/2025

RECEIVED
MAY 15 2025
CITY OF MARTINSVILLE, IN