

**MARTINSVILLE PLAN COMMISSION MEETING MINUTES
JULY 22, 2025**

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, July 22, 2025, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

Richard D. Bastin, Jr.
Steve Bodi
Jim Burkhart
Joe Disney, Chairman
Kayleb Foerster
Richard Heacock
Jason Scott
Marilyn Siderewicz, Secretary

Absent:

Ann Miller, Rick Durnal, and Troy Swan

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

PRESENTATION OF MINUTES: Dated June 24, 2025

MOTION: A motion was made by Jim Burkhart and seconded by Steve Bodi to approve the minutes of the June 24, 2025, Meeting of the Plan Commission. This motion passed unanimously.

NEW BUSINESS:

Steve Bodi stated that he would recuse himself from being involved with either Docket #PC25016 or Docket #PC25017 since he was knowledgeable of the plans.

1. Docket #PC25016: Primary Plat for Artesian Place; Address: Artesian Ave; Legal Description: S10 T11 R1E PT NE 10.512 ACRES; Owner: Habitat for Humanity of Morgan County.

2. Docket #pc25017: Final PUD-Final Detail Plans: Address: Artesian Ave; Legal Description: S10 T11 R1E PT NE 10.512 ACRES; Owner: Habitat for Humanity of Morgan County

Bob Strader reported that all cards were received.

Chairman Disney said that Dockets #PC25016 and #PC25017 would be dealt with together.

Attorney Joseph Calderon made the presentation to the Plan Commission. He stated that the petitioner was planning townhouses, an in-home day care, and amenities such as a clubhouse and playground.

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Brian Donato, Senior Vice President of Affordable Development T&H Investments, was then introduced and presented the Final Detail Plan of the Artesian Place Townhomes. A booklet describing the plans in detail was distributed to all members of the Plan Commission. The plan consists of 34 residential rental townhomes and 1 residential rental townhome to be occupied by an in-home daycare operator. The plans also include a clubhouse with an onsite management office, wellness office, maintenance office, community room, outdoor BBQ area, and fenced play area for the in-home daycare unit.

Fire Commissioner Charlie Fraker was present and stated he had no issues with the plans.

It was noted that the buildings were closer together than they were on the original plans. They are now 20 ft. apart instead of the original plan of 30 ft. apart.

DISCUSSION: A lengthy discussion ensued.

MOTION: Rick Heacock motioned to approve the Primary Plat for Artesian Place located on Artesian Ave., Docket No. PC#25016. The motion was seconded by Jim Burkhart and passed with Steve Bodi recused from voting.

Jim Burkhart stated he would like more information before approving PC#25017.

MOTION: Jim Burkhart motioned to table the Final Detail Plans for ASteve Artesian Place located on Artesian Ave., Docket No. PC#25017. The motion was seconded by Richard Bastin and passed with Steve Bodi recused from voting.

3. Docket No. PC#25018. Historic District Approval for Sign: Address: 88 N. Main St. Legal Description: Lot 4 Blk 25: Org. Plat; Owner: Artesian Group: LLC.

Mr. Gary Oakes made the presentation for the owner Mr. Craig Fenneman.

Ms. Kim Cole is renting from Mr. Fenneman at 88 N. Main St.

Board Member Steve Bodi said the sign should not exceed 36 inches. Bob Strader said the brackets meet the standards.

Ms. Cole said that DG Graphics will be making the sign and will be instructed on the sign size.

MOTION: Steve Bodi made a motion to approve a sign for 88 N, Main St. in the Historic District. The sign is to be 36 inches. The motion was seconded by Kayleb Foerster and passed with a vote of 7 in favor and 1 opposing vote by Richard Bastin.

Steve Bodi left the meeting at 8:25 P.M.

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4. Docket No.. PC#25019. Historic District Approval for Paint Color; 58 N. Main St.; Legal Description: Lot 4, Blk 25, Org Plat; Owner: Artesian Group, LLC.

Mr. Gary Oakes gave the information concerning this request for paint color at 58 N. Main St.

MOTION: Richard Bastin made a motion to approve the request for change of paint color at 58 N. Main Street. The motion was seconded by Jason Scott and passed unanimously.

5. Docket No.. PC#25020. Historic District Approval for Paint Color; 21 & 27 N. Jefferson St.; Legal Description: Lot 7, Blk 11, Org Plat Pt & Lot 8 Blk 11 Org Plat Pt.; Owner: Artesian Group, LLC.

Mr. Gary Oakes gave the information concerning this request for paint color at 21 & 27 N. Main St.

MOTION: Kayleb Foerster made a motion to approve the request for change of paint color at 21 & 27 N. Main Street. The motion was seconded by Richard Bastin and passed unanimously.

6. Docket No. PC#25021. Historic District Approval for a Mural: Address: 56 E. Morgan St. Legal Description: Lot 8 Blk 19 Orig. Plat 18-1/2'; Owner: Artesian Group & City of Martinsville.

Mr. Mack Porter made the presentation concerning the approval of a mural at 56 E. Morgan St. The mural will be in two removable panels. The artist is from Franklin, IN.

MOTION: Kayleb Foerster made a motion to approve the mural at 56 E. Morgan St. The motion was seconded by Richard Bastin and passed unanimously

7. Docket No. PC#25022. Plan Review, Address: 20 & 30 Bills Blvd. Legal Description: S9 T11 R1E W NE .479 & 0.018 Acres & S9 T11 R1E W NE .474 Acres; Owner: Raina Martinsville LLC.

Only information was given. The area is in a flood zone. It is necessary to elevate the area. They will return at a later date.

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The next regular session meeting of the Plan Commission will be Tuesday, August 26, 2025, at 7:00 P.M.

ADJOURNMENT: There being no further business, the meeting was adjourned with a motion made by Rick Heacock, seconded by Jim Burkhart, and passed unanimously.

Joe Disney, Chairman

Marilyn Siderewicz, Secretary

Steve Bodi

James Burkhart

Kayleb Foerster

Richard Heacock

Richard Bastin

Rick Durnal (Absent)

Ann Miller (Absent)

Troy Swan (Absent)

Jason Scott