

MARTINSVILLE PLAN COMMISSION MEETING MINUTES
February 25, 2025

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, January 28, 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
Rick Durnal
Kayleb Foerster
Richard Heacock
Jason Scott
Troy Swan
Marilyn Siderewicz, Secretary

Absent:

Ann Miller
Dale Coffey, Attorney

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

PRESENTATION OF MINUTES: Dated January 28, 2025

MOTION: After adding the name of Troy Swan to the list of absent members on the January 28, 2025, minutes, a motion was made by Steve Bodi and seconded by Kayleb Foerster to approve the minutes of the January 28, 2025, Meeting of the Plan Commission. This motion passed unanimously.

NEW BUSINESS:

1. **Docket #PC25002: Preliminary Plat Approval; Address: Artesian Avenue**
Legal Description: S10 T11 R1E PT NE 10.512 AC; Owner: Habitat for Humanity
of Morgan County, Inc.

Steve Bodi recused himself from discussion and voting on this request due to his involvement in the issue.

Jim Burkhart said he had not received a certified mailing regarding this request. After questioning other members of the Plan Commission, it was found that other members had not received certified mailings.

After discussion of the fact that certified mailings had not been done, it was decided to go ahead and hear the request of the Habitat for Humanity. Attorney Dale Coffey was not present at the meeting, but he will be consulted regarding this decision.

Scarlett Andrews, T&H Investments, made the presentation to the Plan Commission. Ms. Andrews said the developer would be Indiana based. The plans are for a 34-unit building and would have 2-3 bedroom units with 1-2 bathrooms. HUD guidelines would be followed. The units would be owned by Habitat for Humanity.

REMONSTRATORS:

1. Mary Ann Schell. She had worked on two developments and had witnessed the joy and happiness of the families that moved in.
2. Dawn McClure. She is a single mom who moved into a 2-bedroom unit in August 2024. She was happy with her home.
3. Joe Mills. This is an economic project. The area is in need of affordable housing. Families employed in the area will benefit from this development.

Commission member Richard Bastin asked about the maintenance of the units and protecting the neighborhood.

Joe Mills said they are required to sign an agreement and they are to attend classes regarding the ownership of homes. They will be audited twice a year.

MOTION: Kayleb Foerster made a motion to approve the Preliminary Plat request of Docket No. PC25002 contingent on the approval by Attorney Dale Coffey. The motion was seconded by Richard Bastin and passed unanimously with Steve Bodi abstaining from the vote.

DISCUSSION: Rick Durnal, Chairman of the Plan Commission Sign Subcommittee, reported the committee had met two times and consulted with Brad Johnson who had been helpful. Temporary signs could affect local businesses. Mr. Durnal checked with surrounding communities regarding the enforcement of the sign rules. He did not ask the advice of the City Council. The subcommittee will ask to be on the Plan Commission agenda for March 2025.

Also, there was discussion regarding certified mailings. The cost is \$10 per letter in a subdivision. An 8-day notification in the Corresponder is required. If a change is made, Attorney Dale Coffey would need to write it up and send it to the City Council.

Steve Bodi asked for the steps of an applicant to be written out. Bob Strader said he would bring a packet which is given to an applicant for each Commissioner to review.

The next regular session meeting will be Tuesday, March 25, 2025, at 7:00 P.M.

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

Richard Bastin

Marilyn Siderewicz, Secretary

Steve Bodi

James Burkhart

Kayleb Foerster

Richard Heacock

Joe Disney, Chairman

Rick Durnal

Ann Miller (Absent)

Troy Swan

Jason Scott