

**Martinsville Planning Commission
Meeting Agenda
Tuesday, February 25,
2025
7:00 PM - Council
Chambers**

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Presentation of Minutes

Documents:

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

New Business

Documents:

[DOCKET NO. 25002 - PRELIMINARY PLAT- APPROVAL - ADDRESS ARTESIAN AVE. - HABITAT FOR HUMANITY.PDF](#)

Next Regular Meeting

The next regularly scheduled meeting will be on Tuesday, March 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
JANUARY 28, 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
James Burkhart
Joe Disney, Chairman
Rick Durnal
Kayleb Foerster
Richard Heacock
Ann Miller
Marilyn Siderewicz, Secretary

Absent: Jason Scott

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

ELECTION OF OFFICERS FOR CALENDAR YEAR 2025

CHAIRMAN: Rick Durnal made a motion to elect Joe Disney as Chairman for the year 2025. The motion was seconded by Rick Heacock and passed unanimously.

VICE-CHAIRMAN: Kayleb Foerster made a motion to elect Rick Durnal as Vice-Chairman for the year 2025. The motion was seconded by James Burkhart and passed unanimously.

SECRETARY: Steve Bodi made a motion to elect Marilyn Siderewicz as Secretary for the year 2025. The motion was seconded by Ann Miller and passed unanimously.

PRESENTATION OF MINUTES: Dated November 26, 2024

MOTION: A motion was made by Ann Miller and seconded by Rick Durnal to approve the minutes of the November 26, 2024, meeting of the Plan Commission. This motion passed unanimously.

NEW BUSINESS:

- 1. Docket #PC24027: 3-Lot Minor Plat: Approval for 3-Lot Minor Plat;
Address: 789 E. Pike St.; Legal Description: Lot 3 Blk 16 Cunningham
2nd Addition; Owner: Denney Walls**

The request of Mr. Denney Walls was to vacate Lots 3 and 4 in Block Number 16 in Cunningham's Second Addition and subsequently replat the property in a three-lot subdivision to be known as Walls Minor Plat No. 1. The address is 789 E. Pike Street, Mainsville, Indiana. Mr. Walls had received a variance from the Board of Zoning Appeals for the lots being less than 10,000 sq. ft. The lots would be consistent with the neighborhood and moderate sized homes could be built.

MOTION: Ann Miller made a motion to approve the 3-lot Minor Plat at 789 E. Pike as requested by Denney Walls by vacating Lots 3 and 4 in Block Number 16 in Cunningham's Second Addition and replatting the lots into a three-lot subdivision. The motion was seconded by Steve Bodi and passed with seven votes in favor and two opposing votes. The two opposing votes were cast by Steve Bodi and James Burkhart.

- 2. Docket #PC25001: Signage Approval in Historical District; Approval
for Signage for City Theatre; Address: 36 E. Morgan St.; Legal
Description: Lot 8 Blk 19 Orig Plat 37 $\frac{1}{2}$; Owner Artesian Group LLC**

Mr. Gary Oakes presented the request to the Commission. Drawings of the proposed project were distributed to the Commissioners. Mr. Oakes said the words would light up and the marquee would act as an awning for the theatre.

REMONSTRATORS: None.

MOTION: Steve Bodi made a motion to approve the signage request in the Historical District for the City theatre at 36 E. Morgan St. The motion was seconded by Ann Miller and passed with a vote of eight in favor and one opposing vote cast by Steve Bodi.

DISCUSSION: A discussion was held regarding the sending of notices to surrounding property owners and the cost of the mailings. This will be looked into and further discussed at a later time.

The next regular session meeting of the Martinsville Plan Commission will be on Tuesday, February 25, at 7:00 P.M.

ADJOURNMENT: There being no further business, the meeting was adjourned with a motion made by Ann Miller, 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

Troy Swan (Absent)

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. 25002

Date of Filing: February 3, 2025

Applicant: Habitat For Humanity of Morgan County

Address of Applicant: 39 W. Pike St.

P.O. Box 1929, Martinsville, IN 46151

Phone: 765-349-9003

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:

Attached as Exhibit #1

Legal Description: 55-13-10-200-001.003-021

Address of Property: 800 Artesian Avenue

Total Area Affected 10.521 acres

Current Zoning Classification: P.U.D.-E


Signature of Applicant or Agent

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,

February 25, 2025

at 7:00 p.m. local time upon the application of Habitat for Artesian Place

for a Preliminary Approval of Plat
Site Plan A100

on the property located at Artesiann Avenue

55-13-10-200-001.003-021

being more particularly described as follows, to-wit:

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: Mary Oaker
Signature of Petitioner(s) or Agent

Dated: 2/3/25

NOTICE OF PUBLIC HEARING

The Plan Commission of the City of Martinsville will consider a Preliminary Plat, for property along Artesian Avenue. The parcel (55-13-10-200-001.003-021) is being developed to become; 34 Work Force Development rent to own apartments, 6 Habitat homes, and a Child Care Center. A complete copy of the application and the Preliminary Plat can be viewed at the Building Inspector's Office located at 59 S. Jefferson Street, Martinsville, IN 46151 between the hours of 8-12 and 1-4 M-F.

The Plan Commission's meeting will be held in the Council Chambers, City Hall (59 S. Jefferson Street, Martinsville, IN 46151) at 7:00 o'clock p.m., on the 25th day of February 2025.

Any interested persons appearing at the meeting, shall have a right to be heard.