

Fortville Plan Commission
Meeting Minutes
Tuesday 8/27/2014 – 6:30 PM

Opening of Meeting

Called to order at 6:30 PM

Roll Call

Commission Members Present: Mike Siebert, Amandia Jeschke, Nathan Sturdevant (via Zoom), Brittney Layton, Robert Holland

Commission Members Absent: Jason Stein, Dan Justus

Town Staff Present: Alex Intermill – Town Attorney (via Zoom) Adam Zaklikowski – Planning and Building Director, Elizabeth McCreight – Recording Secretary

Pledge of Allegiance

Approval of Agenda

Motion to approve – B. Layton. 2nd – R. Holland. Carried 5-0.

Approval of Minutes

Motion to approve – B. Layton. 2nd – R. Holland. Motion carried 5-0.

New Business

Case No. SP-01-2024 – Flatrock Self-Storage – Site Plan – To review, conduct a public hearing, and consider approving a Concept Landscape Plan, Concept Building Elevations, and Concept Lighting for the proposed Flatrock Self-Storage project at 750 W Garden Street. Concept Site Plan previously approved at June meeting.

Staff Presentation:

A. Zaklikowski gives presentation including plan overview and images.

- Landscape – Developer will plant Tannenbaum Mugho Pine Trees along rear property line which align with Duke Energy's restrictions.
- Lighting – All building-mounted lights will point downward and be full – cutoff. No parking lot lights planned.
- Elevations - Enhanced architectural standards required due to being within Corridor Overlay. Materials will match Store-Mor. Roof-mounted equipment will be screened from public.

- Staff Recommendation – approve all plans with clarification: all buildings along west side and southwest side shall have masonry wainscot.

Commission Questions:

- R. Holland asked if lighting will be sufficient for night? A. Zaklikowski – No parking lot lights but sufficient lighting around the building.
- B. Layton asked for elevation clarifications. A. Zaklikowski – all buildings (except the future retail space) will be metal but more visible sides will have brick wainscoting.

Petitioner Statement:

- Don Fisher – The plan is to build what was proposed by previous owners, except use nicer materials on the facades for a nicer look.
- A. Jeschke - is material true brick or veneer? Scott Eiker, contractor - 4” brick that mirrors Store-Mor.

Public Response: None

Government Response: None

Commission Motion:

- B. Layton motioned to approve with stipulation that all buildings along west side and southwest side shall have masonry wainscot. 2nd – R. Holland. Carried 5-0.

Case No. STP-02-2024 and MS-01-2024 – Debo Cook Lot 3 – Site Plan & Replat – To review, conduct a public hearing, and consider approving Concept Plans (Site Plan, Landscaping, Building Elevations, Lighting) and a Replat for a proposed 42,240 sqft light industrial building at 3249 W 1000 N.

Staff Presentation:

A. Zaklikowski gives presentation including plan overview and images.

- Access is via private drive.
- Will meet all setbacks except south side yard (seeking 10’ to be considered by BZA)
- All parking and drainage requirements will be met.
- All landscaping & screening requirements will be met, including fence around dumpster.
- Lighting requirements will be met; fully shielded and point downward.
- Elevations meet standards including materials, height, and masonry base.
- Replat – Dividing the one lot into 2 which technically makes a minor subdivision. Each lot does meet all zoning requirements.

Board Questions:

Clarification of 4th lot of Debo Cook Park development where retention pond is held. Per developer, Mike Cook, that lot will never be developed due to maintenance.

Public Response: None

Government Response: None

Commission Motion:

- B. Layton motioned to approve with stipulation that developer will provide screening around dumpster. 2nd - R. Holland. Carried 5-0.

Staff Comments

- A. Zaklikowski shared that he completed the draft of Fortville's comprehensive map which shows the boundaries of Fortville and land use by parcel.

Adjourn

B. Layton motioned to adjourn at 7:20 PM. 2nd – R. Holland. Carried 5-0.

Board Chairperson: Amandia Jeschke
Nathan Sturdevant Amandia Jeschke

Recording Secretary: Elizabeth McCreight
Elizabeth McCreight