

Fortville Plan Commission
Meeting Minutes
Tuesday, 6/25/2024 – 6:30 PM

OPENING OF MEETING

Called to order at 6:30 PM by Amandia Jeschke.

ROLL CALL

Commission Members Present: Mike Sibert, Jason Stein, Amandia Jeschke, Robert Holland
Commission Members Absent: Nathan Sturdevant, Brittney Layton, 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 – Mr. Stein. 2nd – Mr. Sibert. Carried 4-0

APPROVAL OF MINUTES

Motion to approve – Mr. Stein. 2nd – Mr. Holland. Carried 4-0

NEW BUSINESS

Case No. SP-01-2024 – Flatrock Self Storage – Site Plan Review - To review, conduct a public hearing, and consider approving a Concept Site Plan and related items for the proposed Flatrock Self-Storage project at 750 W Garden St.

Staff Presentation

A Zaklikowski gives presentation including plan overview and images.

- Considering a petition by Don Fisher of Insight Engineering on behalf of AC Matt Holdings, LLC to approve a Concept Site Plan / Elevations / Landscaping / Lighting for a proposed self-storage project at 750 W. Garden Street (Parcel No. 30-02-16-200-001.000-017).
 - Parcel size: Approximately 8.2 acres
 - 11 self-storage buildings
 - Future commercial retail/office building to east; Future separate site plan
 - Project had been under 2 previous owners. Previous owner was granted permit for the Civil Construction in 2021, prior to Plan Commission review requirement for commercial projects outside of downtown area.
 - Civil infrastructure was installed, except for pavement.
 - Building permits were never issued for the buildings (prior owner put on hold).
 - 2021 permit expired.
 - Current owner is constructing Store-Mor self-storage to west.
- Typical review items on Site Plan per Zoning Ordinance (within Corridor Overlay):
- Variances Needed (through BZA; Most were granted in 2019; They've expired):
 - East setback/buffer yard, South setback/buffer yard, Southwest setback/buffer yard, West setback, Sidewalk width in front of building, Relief from having to install a curb along Garden St and Shaw St
 - Access: Via Garden Street only – 2 access points at build-out - Maximum 28' wide driveway exit onto Garden.

- Setbacks
 - North setback – 130'
 - East setback – 18' (25' side + 25' buffer yard required)
 - South setback – 45' (50' rear + 25' buffer yard required)
 - Southwest setback – 10' (50' rear + 25' buffer yard required)
 - Duke Energy has expressed concern about proximity to transformer station.
 - West setback – 5' - 10' (50' front required)
 - 75% Max. Lot Coverage allowed per IL Zoning (65% provided).
 - 40' half street ROW previously dedicated along Garden in 2020, as required per Thoroughfare Plan.
- Parking
 - Per Zoning Ordinance – Self-Storage: 3 spaces per office
 - 8 spaces provided (10' x 20')
 - +2 ADA parking spaces with correct dimensions
- Landscaping
 - Providing shrubs and trees around site including within parking area as required.
 - Parking lot screened with landscaping as required.
 - No invasive plants being used.
- Lighting
 - No parking lot lights anticipated.
 - All building mounted lighting must point downward and will be full-cutoff. Will match such planned on the Store-Mor project.
- Drainage
 - The County Surveyor's Office requires a stormwater detention system which has been installed. They will also re-review the final plans before permit issuance.
- Architecture
 - Would match color scheme and materials on Store-Mor
 - Within Corridor Overlay due to proximity to US 36 (Broadway) – enhanced architectural standards:
 - Standing seam metal prohibited
 - Color/texture/material change every 100 feet
 - Wall recesses or projections at least 12" for every 70 feet of façade; projection shall extend for at least 20% of the length.
 - Roof-mounted mechanical equipment to be screened from public view (staff will confirm on Final Building Plans).

Community Response

- All public hearing requirements completed (newspaper publication, sign, mailing to nearby property owners).
- No known remonstrance.

Staff Recommendation

- Approve the following: Concept Site Plan and Concept Landscape Plan
- Continue the following until July meeting: Concept Building Elevations – Better design needed for Building A and Concept Lighting Plan – Provide fixture cut sheets.

Commission Questions for Staff:

M. Siebert – With future thoroughfare expansion, will there still be room for landscape? AZ – Expansion could eliminate landscape area but there are no immediate plans to expand.

Petitioner Statement:

Don Fisher with Inside Engineering – will use plans that were already approved with previous owners. Infrastructure is already in place so they will continue with the development and finish work. Currently working with Duke to resolve easement issues.

Board Questions – Who controls the easements and proposed landscaping in that easement?
A Zaklikowski – Private property, but any registered utility company or town that needs to use the easement, all have access.

More discussion about easement and tree installation.

R Holland – Confirmed lot will be paved, location of fence, gates, if there will be additional outside storage, height of buildings, and what the potential commercial use in Building A looks like?

Don Fisher answered, yes to fence and gates, all buildings will be one-story height except for one two-story building, lot will be paved, and no outdoor storage.

Public Statements

Jim Cooper, Garden Street – Wants to know how many buildings and how many will be 2-story?

Staff Comments

A Jeschke – Confirming building elevations will come back to planning committee? Also asked what plans will go back to BZA?

A Zaklikowski – Can't guarantee how BZA will act because now Duke is concerned about setbacks, but can still grant the site plan with subject to BZA approval of variances.

Commission Motion

Concept Site Plan – R Holland motions to approve. 2nd – J Stein. Carried 4-0

Concept Landscape Plan – J Stein motions to delay until July. 2nd – M Siebert. Carried 4-0

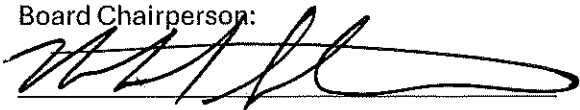
Concept Building Elevations - J Stein motions to delay. 2nd – M Siebert. Carried 4-0

Concept Lighting Plan – J Stein motions to delay. 2nd – M Siebert. Carried 4-0

ADJOURN

M Siebert motions to adjourn at 7:28 PM. 2nd- R Holland. Carried 4-0.

Board Chairperson:



Recording Secretary:

