

Fortville Plan Commission
Meeting Minutes
Tuesday, 4/30/2024 – 6:30PM

OPENING OF MEETING

Meeting was called to order at 6:30 PM by Nathan Sturdevant.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commission Members Present: Jason Stein, Amandia Jeschke, Nathan Sturdevant, Brittney Layton, Robert Holland

Commission Members Absent: Mike Siebert, Dan Justus

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

APPROVAL OF AGENDA

Motion to approve – A Jeschke. 2nd – B Layton. Carried 5-0.

APPROVAL OF MINUTES

Motion to approve – B Layton. 2nd – J Stein. Carried 5-0.

NEW BUSINESS

CASE No. RZ-01-2024 – Mercho-Lauth PUD – Rezone: To review, conduct a public hearing, and issue a Recommendation to the Town Council regarding Ordinance No. 2024-3B, a petition from Lauth Group to Rezone +/- 38 acres from Industrial-1 to Planned Unit Development on the north side of Garden St (W 1000N) and South of Industrial Drive.

Staff Presentation

A Zaklikowski gives staff presentation including plan overview:

- **Applicant** – Lauth Group, LLC
- **Current Owners** – Fortville 19, LLC (Mercho family)
- **Location** – North of Garden Street (W 1000 North), east of south side of downtown Fortville.
- **Zoning** – Industrial-1 (I-1); Seeking Rezone to Planned Unit Development (PUD) to allow for a multi-family market-rate apartment complex + light industrial buildings.
- **Size** – Approximately 38 acres
- **Housing** – Looking to construct seven (7) 3-story buildings to contain a total of 204 apartment units (+club house, pool, dog park).
- **Employment** – Two (2) light industrial buildings – 85,000 SF + 156,000 SF. Electrical contractor InPwr Inc is looking to relocate corporate headquarters from Indianapolis/Lawrence to Fortville
- **Maps, Images, & Renderings Provided**
- Town owns parcels north of the project (and south of Broadway) for future S. Madison Blvd.
- Current zoning – planned racetrack/test track.

street. The remainder of the multi-family portion of the project now has no identifiable neighborhood center. The layout now seems like a generic suburban complex.

- On the revised PUD standards: If the buildings may be combined, why not combine them now in the plan? The vision of the project is not clear. EIFS should be 5% maximum, not minimum.

Staff Recommendation: Continue project to May agenda.

Commission Questions for Staff: None

Petitioner Statement

Brian House - Developer is flexible with appearance and parking, willing to do what town prefers, but wants to move forward after tonight's meeting.

Commission Questions

J Stein – Asked about height restrictions and AC unit locations.

N Sturdevant – We've had 30 additional days and gathered the needed information, why does Lauth still need flexibility in unit and building sizes? Ryan Thomas – Locked in at a 225 unit count, but still not sure the number of buildings because sight engineering is incomplete. Want to focus on land use at this meeting.

Public Statements

Dana, 1643 W 1000 N – Biggest concern is traffic

Josh, 1070 E 1000 N – Biggest concern is undefined other side of industrial side of building and traffic.

Staff Comments

A Zaklikowski redefines traffic for S Madison project.

N Sturdevant – Clarified that this project proposes to pull truck traffic away from Broadway.

A Jeschke – Will town be responsible for continuation of S Madison? A Zaklikowski – Yes, Town.

R Holland – Under the PUD, will this case come back to the Plan Commission under significant change? A Zaklikowski – Site plans come to the Commission, but requests to change are limited to PUD.

A Zaklikowski – Suggests going with this month's presented architecture and previous site layout.

Commission Motion

J Stein motions for a favorable recommendation with no conditions. No 2nd.

R Holland motions for a favorable recommendation with conditions for newest renderings, utilize March site plans and EIFS to be maximum 5%. 2nd – Amandia Jeschke. Carried 4-1.

CASE No. ARCH-01-2024 – 222 Broadway St – Architectural Review: To review, conduct a public hearing, and approve architecture & a site plan for substantial modifications to 222 W. Broadway St. for a planned ice cream shop. Petition from Kevin Crotchfelt, property owner.

Commission Questions

A Zaklikowski – RDC approved funding for garage doors, so developer has ordered those. Developer also doesn't want to remove pavement to install landscape island along Broadway.

B Layton – Is the sign historic? A Zaklikowski –Yes and has a variance. Most have agreed in favor of the sign.

J Stein – With no landscape, does this leave Broadway with no trees in front of his project? A

Zaklikowski – very narrow ROW so little room for landscape.

Public Comments

Vanessa Battaglia, Council member – Parking spot questions/concerns.

J Stein – Will parking spots be marked for residents?

Libby Wyatt – Parking spots will be marked for residents with permits. Hoping drive through encourages customers to continue through and not park. Also note that dumpster will take place of multiple trashcans used by current residents.

Town Officials Comments

Tonya Davis – In support of the site and architectural plan of case.

N Sturdevant – Asking where drive through window will be located on building. A Zaklikowski – On rear of building.

Commission Motion

R Holland motioned to approve with conditions of tenant parking spaces be permitted, ADA requirements be met, screen AC unit, and removal of junk vehicles. 2nd – J Stein.

Motion carried 4-0 with 1 abstained.

ADJOURN

J Stein motion to adjourn at 7:58 PM. 2nd – B Layton. Carried 5-0.

Board Chairperson:

Amandia Vesche

Recording Secretary:

Ejason McCreight