

Fortville Plan Commission Meeting Minutes

Tuesday, 8/29/2023 - 6:30 pm

1. OPENING OF MEETING

The meeting was called to order at 6:30 p.m. by Nathan Sturdevant followed by the Pledge of Allegiance.

ROLL CALL

- **Commission Members Present:** Jason Snider, Amandia Jeschke, Nathan Sturdevant, Brittney Layton, Jason Stein - **Quorum established.**
- **Commission Members Absent:** Dan Justus
- **Town Staff Present:** Adam Zaklikowski – Planning & Building Director, Alex Intermill - Town Attorney (via Zoom), Andy Williams – Recording Secretary

2. APPROVAL OF MINUTES

B. Layton motioned to approve the 6/27/2023 minutes, 2nd – J. Stein. Motion carried 5-0.

3. APPROVAL OF AGENDA - NA

4. NEW BUSINESS / PUBLIC HEARINGS

Case Nos. RZ-02-2023 & STP-03-2023 – AutoZone Rezone & Site Plan

Considering a petition by AutoZone seeking 1. A Positive Recommendation to the Town Council to re-zone approximately 1.68 acres east of 3Rivers Credit Union from Commercial: Neighborhood (CN) to Commercial: Community (CC) and 2. Conditional Approval from the Commission on a Concept Site Plan and related plans.

Staff Presentation

Adam Zaklikowski gives the staff presentation via slides including a plan overview –

- Location: Southwest corner of Broadway & Garden (east of 3Rivers Credit Union)
- Size of 1.68 acres
- Reason: Auto Parts Sales per the Zoning Ordinance is not permitted in CN; It is allowed in CC.
- Current Zoning: Commercial: Neighborhood (CN)
- Would like to acquire Conditional Approval of Concept Plans: Site plan – Landscape – Lighting – Building Elevations. This allows for efficient processing of real estate entitlements.
- Maps & images of aerial / parcel, oblique, and zoning maps, site pictures.
- Concept Site Plan
- Town Council supportive of the request, first reading on August 21st, 2023.
- Community response requirements were completed – no remonstrance.
- Meets Evaluation Criteria for Rezones per Indiana Code. Consistent with the Fortville Comprehensive Plan, the current conditions/character of current structures, most desirable use of land, conservation of property values throughout the jurisdiction, responsible growth & development.
- Staff recommendation is that the Plan Commission grant a favorable recommendation to the Town Council for the Rezone.
- Site Plan: Approval is “Conditional” that it would be in effect if the Rezone is approved.
- The project is within the Corridor Overlay per the Zoning Ordinance.
- Project Analysis: Access, Thoroughfare Plan, Setbacks & Lot Coverage (per CC Zoning). Three variances would be necessary from BZA. Drainage / Floodplain – The Hancock County Surveyor’s Office will review the drainage and floodplain boundaries. ROW drainage will need INDOT approval. Parking, Screening.
- Concept Landscape Plan
- Concept Building Elevations: architecture, lighting

- Concept Lighting / Photometric
- Community response requirements were completed – no remonstrance.
- Staff Recommendation: Approval of all Concept Plans with the following condition: Subject to Rezone approval by Town Council and approval of Variances by BZA.

Commission Questions for Staff

B. Layton asks Adam if there will be an Erosion Control Plan. AZ – Yes, that comes with any commercial project.

N. Sturdevant asks if the Corridor Overlay says anything about the orientation of the building. AZ – No, it is consistent with the Zoning Ordinance. N. Sturdevant - Access management along Broadway? INDOT will review.

Petitioner Presentation / Statement

Nick West, Prism Engineering for AutoZone – Nothing to add.

Commission Questions for the Petitioner - None

Public Comments – None

Government Officials Comments / Remonstrance – None

Petitioner Comments - None

Commission Motion

J. Stein motions to approve the positive recommendation and approval of all Concept Plans with the following condition: Subject to Rezone approval by Town Council and approval of Variances by BZA. 2nd – B. Layton. Motion carried 5-0.

5. **BOARD COMMENTS** – Amandia asked for an update on the Plan Commission’s open seat. AZ let them know that there are 3 candidates that will meet at the upcoming Town Council meeting.

6. **ADJOURNMENT**

J. Stein motioned to adjourn at 7:02 p.m. 2nd – B. Layton. Motion carried, 5-0.

Board Chairperson: _____
Nathan Sturdevant

Recording Secretary: _____
Andy Williams