

FORTVILLE TOWN COUNCIL

PUBLIC MEETING AGENDA

MONDAY, OCTOBER 21st, 2024



TOWN COUNCIL

- Tonya Davis, *President*
- Ryan Rummell, *Vice President*
- Frederick Fentz, *Member*
- Elizabeth Wyatt, *Member*
- Vanessa Battaglia, *Member*

CLERK-TREASURER

- Melissa Glazier

TOWN STAFF

- Joe Renner, *Town Manager*
- Patrick Bratton, *Police Chief*
- Alex Intermill, *Town Attorney*

MEETING LOCATION

Fortville Town Hall
714 E. Broadway St.
Fortville, IN 46040
6:30 p.m.

WEB ACCESS VIA:

- **Zoom Conference Call**

Call-In Number: 1-305-224-1968

Meeting ID: 585 628 6974

Link:

<https://us02web.zoom.us/j/5856286974?omn=83495767312>

1. MEETING OPENING

- a. Call Meeting to Order
- b. Pledge of Allegiance
- c. Roll Call for Town Council
- d. Determine the Presence of a Quorum
- e. Council to consider Approval of the Meeting Agenda.
- f. Council to consider **Approval of Minutes** from the previous meeting:
 - i. October 7th, 2024

2. NEW BUSINESS

- a. Council to consider 2025 Budget presented by Beth Marsh – Bookkeeping Plus. (See [Ex. A](#))
- b. Council to consider an appointment for the vacant seat of the Board of Zoning Appeals (BZA).
 - i. Sean Simmons ([Ex. B](#))
 - ii. Adam Strahan ([Ex. C](#))
- c. Council to consider an appointment for the vacant seat of the Fortville Plan Commission.
 - i. Chris McCreight ([Ex. D](#))
- d. Council to consider adopting Resolution No. 2024-____, a new 10-Year Comprehensive Plan Land Use Map as an amendment to the 2014 Fortville Comprehensive Plan. (Ex. [E1](#), [E2](#), [E3](#), [E4](#))

3. OLD BUSINESS – NA

4. DEPARTMENT REPORTS

- a. **Town** – Joe Renner
- b. **Planning & Building** – Adam Zaklikowski, AICP
- c. **Parks & Recreation** – Heath Luther
- d. **Police** – Chief Patrick Bratton: 3rd Quarter Police Report ([Ex. F](#))
- e. **Clerk-Treasurer** – Melissa Glazier
- f. **Legal** – Alex Intermill | Bose McKinney & Evans LLP

5. PUBLIC COMMENTS (2 minutes per)

6. TOWN COUNCIL COMMENTS

7. APPROVE & SIGN VOUCHERS

8. ADJOURNMENT

Under the Americans with Disabilities Act (ADA), the Town of Fortville will, upon request, provide appropriate aid or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact **Andy Williams** - Office Manager, at (317) 485-4044 Ext. 1003 or via email at awilliams@fortville.in.gov, at least forty-eight (48) hours before the scheduled meeting.

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
Approved by the State Board of Accounts, 2015
Prescribed by the Department of Local Government Finance

Budget Form No. 4
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Ordinance / Resolution Number:

Be it ordained/resolved by the **Fortville Civil Town** that for the expenses of **FORTVILLE CIVIL TOWN** for the year ending December 31, **2025** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **FORTVILLE CIVIL TOWN**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **Fortville Civil Town**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Fortville Civil Town	Town Council	10/21/2024

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$3,958,051	\$1,635,577	0.7672
0182	BOND #2	\$118,387	\$230,565	0.1081
0183	BOND #3	\$236,000	\$239,375	0.1123
0706	LOCAL ROAD & STREET	\$50,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$970,513	\$250,000	0.1173
1303	PARK	\$648,281	\$250,000	0.1173
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$10,000	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$36,000	\$144,636	0.0500
		\$6,027,232	\$2,750,153	1.2722

Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	ARPA FUNDS	\$0
		\$0

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Name		Signature
Fred Fentz	Aye ☐ Nay ☐ Abstain ☐	
Ryan Rummell	Aye ☐ Nay ☐ Abstain ☐	
Tonya Davis	Aye ☐ Nay ☐ Abstain ☐	
Elizabeth Wyatt	Aye ☐ Nay ☐ Abstain ☐	
Vanessa Battaglia	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Melissa Glazier	Clerk-Treasurer	

MAYOR ACTION (For City use only)

Name		Signature	Date
	Approve ☐ Veto ☐		

In accordance with IC 6-1.1-17-16(k), we state our intent to issuse debt after December 1 and before January 1

Yes ☐ No ☒

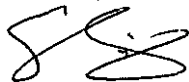
In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31

Yes ☐ No ☒

Mr. Zaklikowski,

My name is Sean Simmons and I would like to be considered for the one of vacancies on the Fortville Board of Zoning Appeals (BZA). Through my experience of serving on the town council, Fortville RDC, and being a lifelong resident of Fortville makes me want to give back. I think serving on the BZA would be a good chance for me to help try to get quality businesses/homes in town, I think it is imperative for the BZA to work alongside the Council, Town Manager/Planning Director, and other stake holders to help move the Town of Fortville forward. Please consider me for one of the vacancies on the Fortville Board of Zoning Appeals.

Thanks,

A handwritten signature in black ink, appearing to be 'SS' with a stylized flourish.

Sean Simmons

Two lines of blacked-out text, likely redacting a phone number and an email address.

BZA Candidate :

October 15, 2024

Adam J. Strahan
[REDACTED]

VIA EMAIL ONLY:

Adam Zaklikowski, AICP
Planning & Building Director
Town of Fortville, Indiana
714 E. Broadway St.
Fortville, IN 46040

RE: *Letter of Interest for position on the Fortville Board of Zoning Appeals*

Dear Mr. Zaklikowski:

Please accept this correspondence as my letter of interest for the open position on the Fortville Board of Zoning Appeals. As a current residence of Fortville, I have been looking to use my education and experience to assist the Town of Fortville. I am highly interested in the open position, and I hope to be considered for said position. I have attached my "Bio" herein for your review/reference. I intend on attending the Town Council meeting on October 21, 2024.

If you need any additional information or have any questions and/or inquiries, please do not hesitate to reach me at [REDACTED]

All the best,

Adam J. Strahan

ADAM J. STRAHAN

ATTORNEY

CONTACT

403 Thomas Point Drive
Fortville, IN 46040



EDUCATION

JURIS DOCTOR • MAY 2018

IU Robert H. McKinney School of Law
Cum Laude

BS IN BUSINESS ADMIN
& BS IN LEGAL STUDIES
• DECEMBER 2014

Ball State University
Magna Cum Laude

KEY SKILLS

- Knowledge of Indiana Law and Local Zoning Ordinances
- Knowledge of Construction Law
- Knowledge of Real Estate Law
- Knowledge of Insurance Law
- Legal Writing
- Trial Advocacy
- Legal Research
- Analytical Skills
- Excellent Communicator
- Team Leader
- Problem Solver

AWARDS

2025 Best Lawyers:
Ones to Watch in America

ABOUT ME

- Has resided in Fortville since 2020 with wife and two children.
- Current President of the Park Creek Homeowner's Association.
- Attorney with Lewis and Wilkins LLP, with offices in Geist and Indianapolis.
- Eager to get involved with and assist the Fortville Community.

EXPERIENCE

ATTORNEY • SEPT 2021-PRESENT

Lewis and Wilkins, LLP

Boutique firm defending state agencies, high-level elected officials, local government entities, businesses, and individuals in civil litigation. Further represents local businesses with their small business issues and/or needs. Experience includes, but not limited to, construction law, contract law, insurance law, real property law, tort law, and civil rights defense.

DEPUTY PROSECUTING ATTORNEY • MAY 2019-SEPT 2021

Madison County Prosecutor's Office

Handled and prosecuted major felonies, Level 6 felonies, and misdemeanors. Obtained extensive jury trial experience. Assisted local law enforcement agencies with drafting and applying for search warrants.

Chris McCreight
9168 N 200 W
Fortville, IN 46040
[REDACTED]

To whom it may concern,

As a resident of Fortville and a current member of the RDC, I am writing to express my interest in the Planning Commission position for the Town of Fortville.

I have over 18 years of experience in the construction industry. My experience consists of new construction and development where I have built over 200 homes in the states of Indiana and Ohio. This also includes over 9 years experience owning of my own construction and remodeling businesses where I have extensive comprehension of permitting, remodeling, and an overall knowledge of construction.

Owning, remodeling, and living in homes in the Fortville area gives me a vested interest in the involvement and support of the town. I would appreciate the consideration of myself and the opportunity to further discuss this position.

Thank you.

Chris McCreight

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE TOWN OF FORTVILLE, INDIANA
AMENDING THE 2014 FORTVILLE COMPREHENSIVE PLAN
ADOPTING A NEW 10-YEAR LAND USE MAP**

WHEREAS, in order to provide for the public health, safety, and general welfare, the ongoing orderly and harmonious growth of the Town of Fortville, and efficiency and economy in the process of development, it is necessary from time to time to update the Comprehensive Plan; and

WHEREAS, the Town Council of Fortville, Indiana has determined that the current 2016 Comprehensive Plan Land Use Map adopted on March 7, 2016 via Resolution No. 2016-3A including its categories and descriptions should be amended; and

WHEREAS, the Fortville Advisory Plan Commission at a regular meeting on September 24, 2024 held a public hearing and provided an opportunity for remonstrance concerning the Comprehensive Plan Amendment be heard and considered; and

WHEREAS, the Fortville Advisory Plan Commission forwarded its recommendation concerning the proposed Comprehensive Plan Amendment to the Fortville Town Council; and

WHEREAS, the proposed Comprehensive Plan Maps and description of categories are attached as exhibits; and

WHEREAS, the Fortville Town Council finds that it is in the best interest of the Town of Fortville to adopt the proposed Comprehensive Plan Amendment, replacing the 2016 map entirely; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORTVILLE, INDIANA AS FOLLOWS:

1. The proposed Comprehensive Plan Amendment is adopted by the Fortville Town Council.
2. The Comprehensive Plan Amendment shall be effective immediately upon passage.

ADOPTED on this 21st day of October, 2024.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick Fentz, Member

Frederick Fentz, Member

Elizabeth Wyatt, Member

Elizabeth Wyatt, Member

Vanessa Battaglia, Member

Vanessa Battaglia, Member

ATTEST:

Melissa Glazier
Clerk-Treasurer

Comprehensive Plan – Land Use Map Update

**Plan Commission Meeting
September 24, 2024**

**Town Council Meeting
October 21, 2024**

Adam Zaklikowski, AICP
Planning & Building Director
Town of Fortville

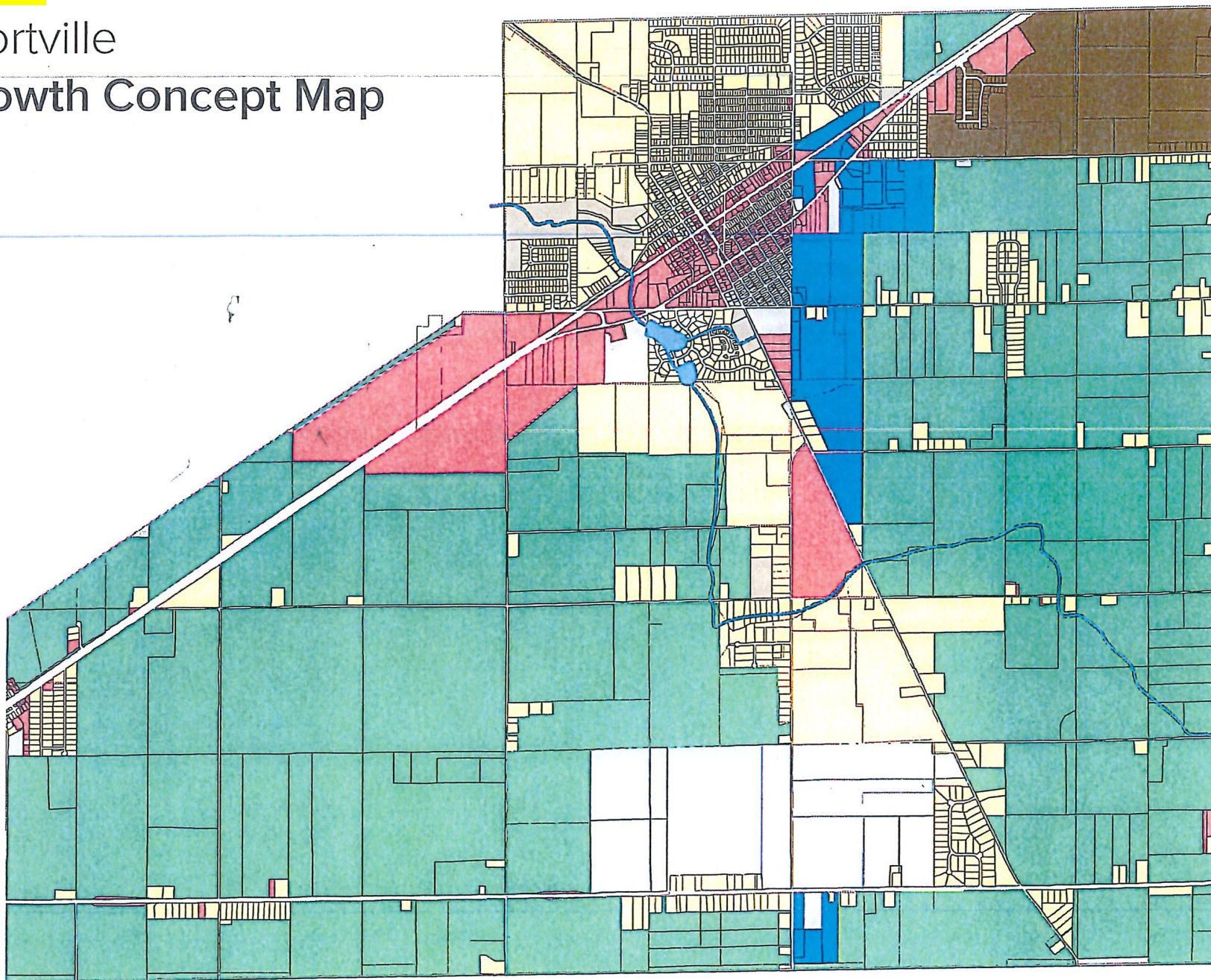


Town of Fortville

Future Growth Concept Map

LEGEND

- Residential
- Commercial
- Institutional / Social
- Industrial
- Park / Open Space
- Agricultural
- PUD



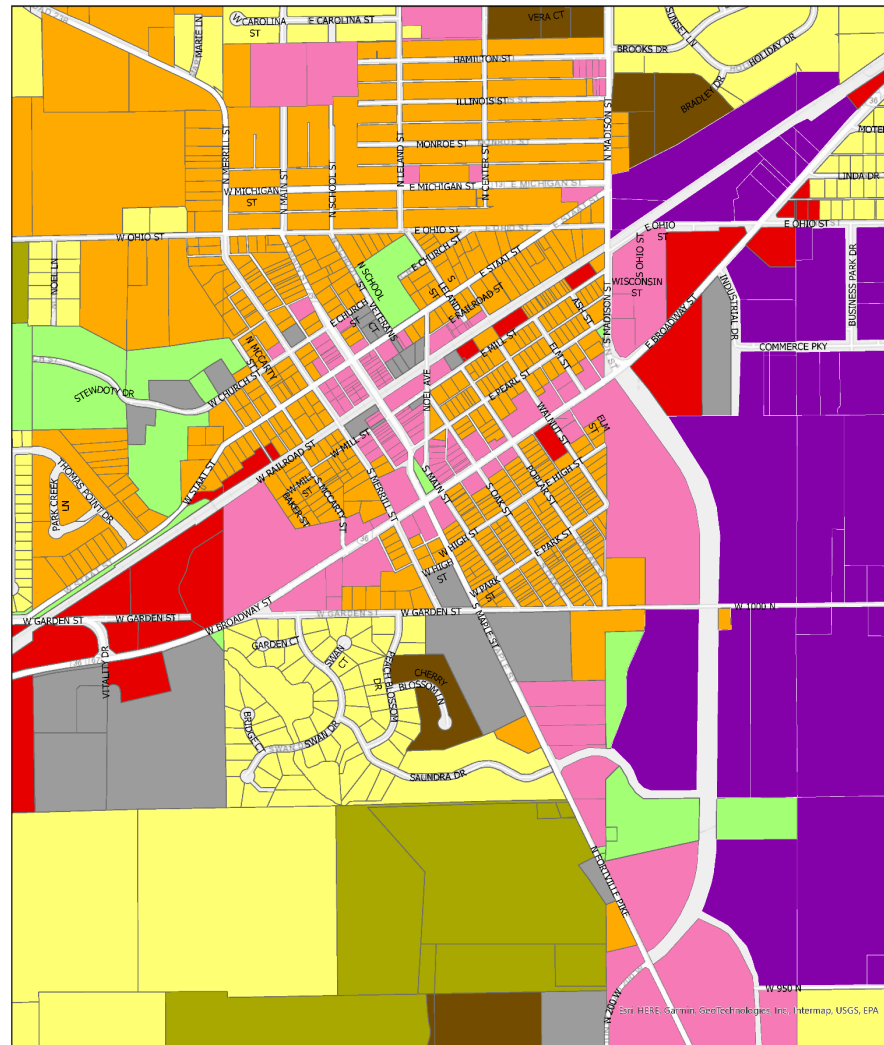
Please Note:
This map is conceptual and indicates
proposed land uses. All proposed
line work is subject to change.

Problems with Current Map:

- Land uses too basic; Not enough vision.
- 8 years old; Outdated.
- Coverage area is ambiguous.
- Anticipated very little residential growth; Predominately agricultural.
- Does not set a vision for future Town boundaries/buildout area. Does not answer the question of how big the town will actually be geographically in the future.



Note: Comprehensive Plan Area reflects possible future town limits.



Note: Comprehensive Plan Area reflects possible future town limits

- All completed in-house without expensive out-of-town consultants; Incorporated public charette comments.
- 10-year horizon - 2034
- Addresses the shortcomings of the existing plan; Creates a clearer vision of uses and future boundaries.
- The area covered by the plan reflects the future Town limits at buildout
 - Partially into Madison County to north; 1100 North is north boundary.
 - East boundary is SR 9
 - South boundary is 600 North
 - West boundary is 400 West
- Includes a Downtown inset for ease of use.



Land Use Categories

Visual Examples and Descriptions
to Accompany Maps





Land Use Category: Agricultural

- Generally, are flat large areas of farmland.
- Can include homestead homes.
- May contain floodplain and/or floodways.
- Located east of CR 50 West and south of CR 700 North.
 - Keep these areas as scenic productive farmland for as long as possible; Prohibit suburban sprawl in these areas; Well & septic OK.
 - Functions as a de facto growth boundary.
 - As the Town grows outward, these areas could be identified for more suburban development beyond 2034.



Land Use Category: Residential - Estate / Rural

- Generally, properties that are at least 1 acre in size.
- Single-family, typically custom built.
- Properties may contain floodplain or floodway and are therefore usually more challenging to develop for suburban tract home development.
- Can be found throughout the planning area.
- Could be on well and septic if no municipal water and sewer is available
- Can also be developed into a large-lot subdivision (1 acre+).



Land Use Category: Residential - Suburban

- Generally, intended for high-quality tract home communities by major national homebuilders with a good amount of curb appeal. Could be in PUDs.
- Usually, land that is flat and easy to develop (i.e. no major floodplain issues); Typically, would be acquired by a developer from a single landowner.
- Usual typical suburban lot sizes – 50' to 65' width.
- On municipal utilities – Town water and sewer.



Land Use Category: Residential – Traditional / Neo-Traditional

- Classic pre-WWII style development
 - Could have detached garages, porches.
 - Could be alley-loaded development.
 - Garages, if front loaded and attached, are pushed back.
 - Traditional architecture.
 - Could be on lots less than 50' wide.
 - Shallow setbacks.
 - 1-2 family.



Land Use Category: Multi-Family - Suburban

- Generally, no higher than 3 stories.
- Not intended to be mixed-use.
- Could be in the form of an apartment complex or attached condominiums.



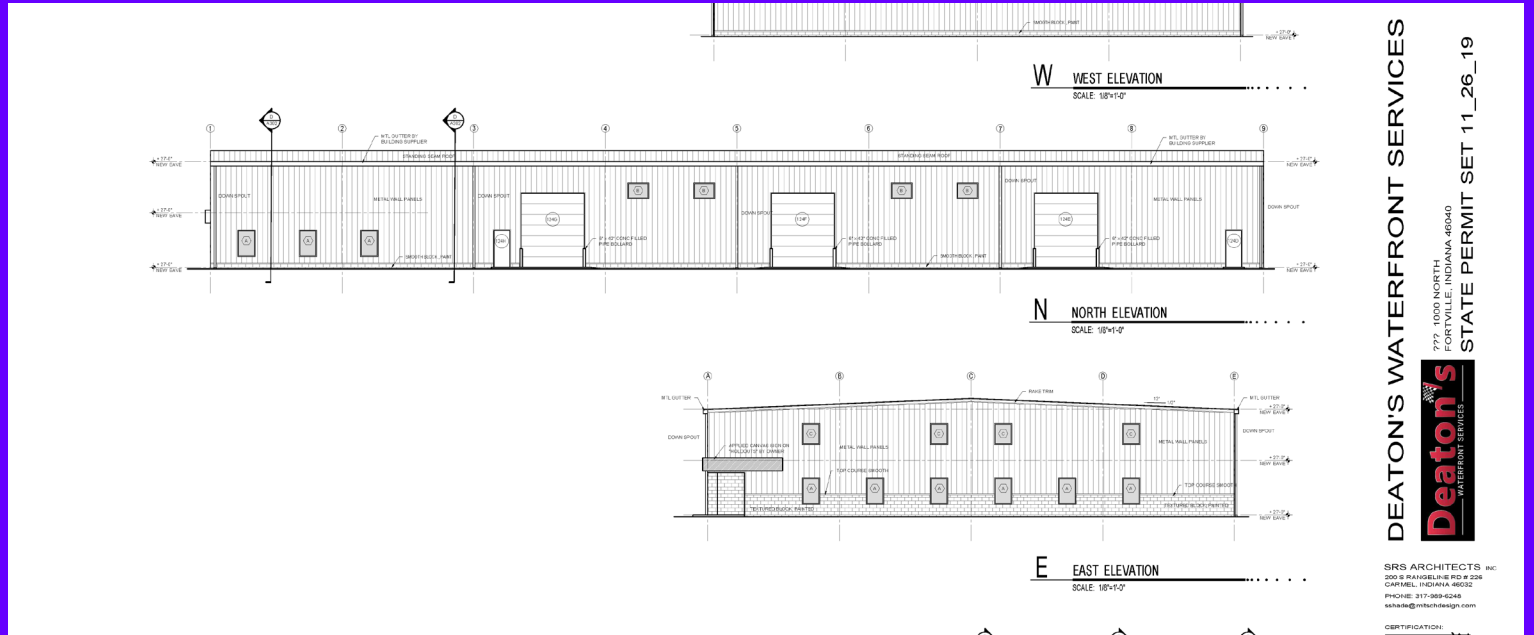
Land Use Category: Multi-Family / Commercial – Small Town / Urban

- Mixed-used district; Similar to existing pre-WWII commercial development found in a small town – i.e. Main Street
- Could be all commercial, all multi-family, or a mix.
- Could feature commercial on the first floor, residential units above.
- Generally, no higher than 3 stories.
- Shallow or no front setbacks; Up to right-of-way; Very walkable areas.



Land Use Category: Commercial - Suburban

- Generally, intended for quality suburban chain development, retail or services.
- Could include good quality small commercial strip plazas.
- More auto-oriented development, with a walkable component.
- Could also include other smaller commercial uses – self-storage, small warehouses.



Land Use Category: Industrial / Flex Office

- Generally, intended for light industrial development – smaller warehouses.
- Similar to buildings in the existing Fortville Industrial Park and Debo Cook Industrial Park off of 1000 West/96th Street.
- Can also include office developments.
- Not anticipated to have large-scale industrial warehouses like the Mt. Comfort Corridor.



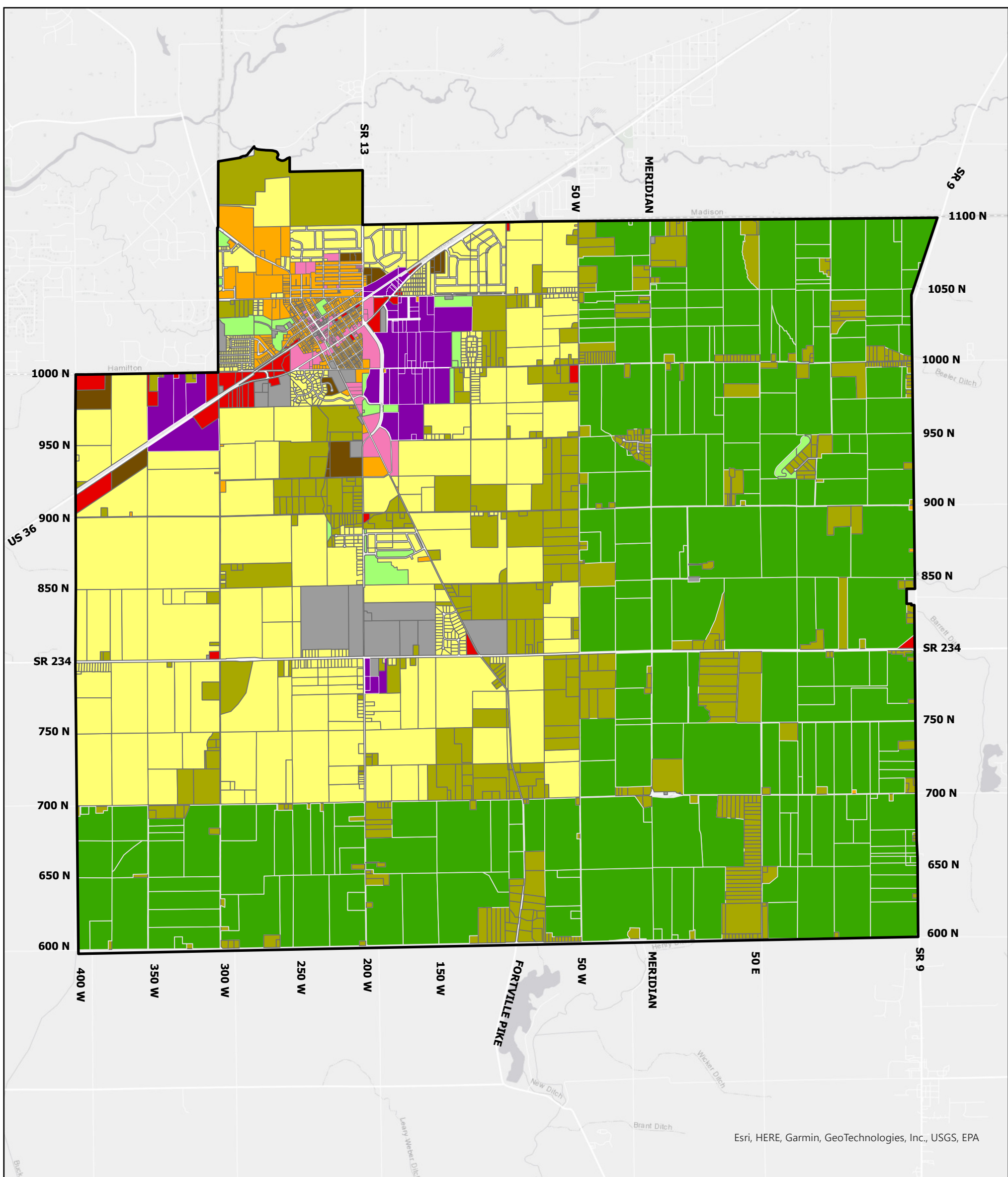
Land Use Category: Institutional

- Includes churches, government-owned land, schools, cemeteries, etc.



Land Use Category: Parks / Open Space / Recreation

- Includes public parks, private HOA-owned parks.

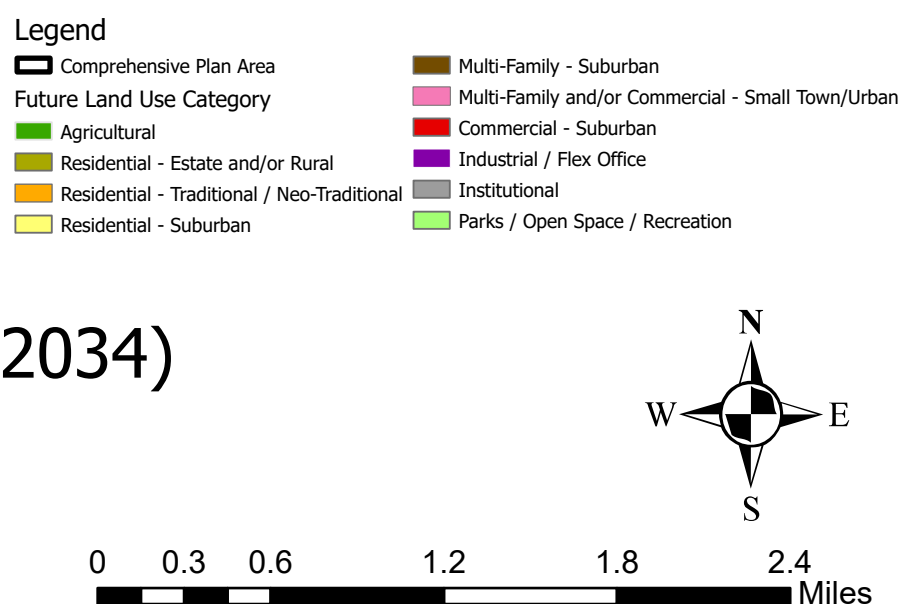


10-Year Comprehensive Plan Map (2034)

Town of Fortville, Indiana

August 20, 2024

Note: Comprehensive Plan Area reflects possible future town limits.





FORTVILLE POLICE DEPARTMENT



714 EAST BROADWAY, FORTVILLE, INDIANA 46040

CHIEF PATRICK BRATTON

Dispatch: (317) 477-4400

E-mail: (pbratton@fortvilleindiana.org)

Police Department: (317) 485-4044

Office: (317) 485-4044 Ext. 1010

Fax: (317) 485-6351

To: Honorable Council and Commission Members

From: Chief Patrick Bratton

RE: Quarterly Report for 3rd Q 2024

Monthly training:

Officers attended several different trainings in the past quarter. Here are the classes attended: Firearms, K-9 training, Active Shooter Training, Counter Drug and Surveillance Enforcement Operations Training, Domestic Violence training, Human Trafficking training, Physical tactics, Emergency Vehicle Operations, Taser recertification. Officer Grimm has started the Indiana Law Enforcement Academy and is expected to graduate mid-December.

Calls for service:

July calls for service report attached. 1232 Calls for Service (1121 last year)

August calls for service report attached. 1238 Calls for Service (1171 last year)

September calls for service report attached. 1103 Calls for Service (1097 last year)

Tickets Issued:

382 written including ordinance, warnings, infractions, misdemeanor, and felony tickets

Accident reports taken: 23 (30 last year)

Professionally,

Patrick Bratton

Chief of Police

Fortville Police Department