

FORTVILLE TOWN COUNCIL

PUBLIC MEETING AGENDA

MONDAY, NOVEMBER 4TH, 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=82273133012>

1. MEETING OPENING

- Call Meeting to Order
- Pledge of Allegiance
- Roll Call for Town Council
- Determine the Presence of a Quorum
- Council to consider Approval of the Meeting Agenda.
- Council to consider **Approval of Minutes** from the previous meeting:
 - October 21st, 2024

2. NEW BUSINESS

- Carole Stevens representing the Hancock County Business & Professional Women's Club and Council President Tonya Davis to proclaim **November 2024 Indiana Working Women's Recognition Month**. ([Ex. 1](#))
- Council to hear construction update on the **US 36 / SR 67 / Broadway project** from INDOT & Milestone representatives (via Zoom).
- Council to hear a **water plant update** from Dane Clark of Reynolds Construction.
- Council to hear an **FAI summary for 2024 & update for 2025** from Rich Case, Fortville Action Inc. Chairman.
- Council to consider a **Special Event Request – "Winterfest '24"** from Heath Luther, Parks Director. ([Ex. 2](#))
- Council to consider allowing above ground electric lines in Town right-of-way in front of 8683 N Fortville Pike to serve the **Beyers Estates project**. ([Ex. 3a](#), [3b](#), [3c](#), [3d](#))

3. OLD BUSINESS

- Council to consider **Resolution No. 2024-___**, a new **10-Year Comprehensive Plan Land Use Map** as an amendment to the 2014 Fortville Comprehensive Plan. (Note for Council – see final pages of Resolution exhibit for a summary of the three (3) changes made). ([Ex. 4](#))

4. DEPARTMENT REPORTS

- Town** – Joe Renner
- Planning & Building** – Adam Zaklikowski, AICP
- Parks & Recreation** – Heath Luther
- Police** – Chief Patrick Bratton
- Clerk-Treasurer** – Melissa Glazier
- 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.

INFBPW
Indiana Federation of
Business & Professional Women's Clubs, Inc

INDIANA WORKING WOMEN'S MONTH PROCLAMATION

WHEREAS: The month of November 2024 has been designated as Indiana Working Women's Recognition Month to honor all working women whose accomplishments give fitting recognition to their services to this community; and

WHEREAS: no event could be more deserving of the support and participation of the community than one dedicated to these women who represent all phases of employment; and

WHEREAS: the inspiration and encouragement we give to develop qualities and character essential for more young women to enter the working force as a career are very important to the future of our city, state and nation.

THEREFORE: We, the Town Council of Fortville, Indiana
Do hereby proclaim the month of November 2024 as:

INDIANA WORKING WOMEN'S RECOGNITION MONTH

In Fortville, we urge all citizens to be aware of this highly deserved observance.

IN WITNESS WHEREOF, I have set my hand and caused the
Great Seal of the Town of Fortville to be affixed
this _____ day of _____, _____.



Town Council President

Special Event Permit

TOWN OF FORTVILLE

APPLICANT INFORMATION

Organization	Town of Fortville	Non-Profit	Yes ☐ No ☒
Street Address	714 E. Broadway St. Fortville, IN 46040		
Email	hluther@fortville.in.gov	Phone	317-485-4844
Contact Name	Heath Luther		

EVENT INFORMATION

Name of Event	Winterfest	Annual Event	Yes ☒ No ☐
Event Date	12/7/2024	Event Time(s)	12p-6p

Will your event include

Concert(s)/Live Music	YES ☒ NO ☐	5k/Run/Etc	YES ☐ NO ☒
Tents*	YES ☐ NO ☒	Inflatables, obstacles, rock walls, etc.	YES ☐ NO ☒
Concessions*	YES ☐ NO ☒	Fireworks, lasers, pyrotechnics	YES ☐ NO ☒
Alcohol*	YES ☒ NO ☐	Bingo, drawings, lottery, or similar	YES ☐ NO ☒
Signs or Banners prior to the event	YES ☒ NO ☐	Massage or similar activities	YES ☐ NO ☒
Additional Lighting, decorations, or similar	YES ☒ NO ☐	Portable restrooms*	YES ☒ NO ☐

*Please see page 2 for additional information required for these activities

EVENT DESCRIPTION

Holly Jolly Holiday fun for all ages

EVENT LOGISTICS

Proposed Location	Main St.	Estimated Number of Vendors	50
Estimated Attendance	1000-3000	Start Time	12pm
Event Start Date	12-7-24	End Time	6pm
Event End Date	12-7-24	Time	Throughout work day
Set-Up Date	12-6-24	Time	601pm
Tear-Down Date	12-7-24		

Special Event Permit

TOWN OF FORTVILLE

PUBLIC SERVICES REQUESTED

Please Identify any public services including street closures and traffic control, electric service, etc. that you may need for your event:

Street or Alley Closure	YES ☒	NO ☐	
Event Barricades	YES ☒	NO ☐	
Traffic Control	YES ☐	NO ☒	
EMS Presence	YES ☐	NO ☒	
Picnic Tables	YES ☒	NO ☐	Number Requested _____/10 tables \$10 deposit per table for cleanup and returning to storage. Replacement cost will be charged for damaged tables.
Fire Inspection (required for tents)	YES ☐	NO ☒	*Tents over 200 square feet must include "No Smoking" signage and a fire extinguisher. Please contact the Fire Department for additional information and to schedule inspections.
Public Electric Service	YES ☒	NO ☐	Amperes/Voltage Requested
(If Applicable)	Electrician Name/Company		
	NA		
	Contact Number:		
	License Number:		

The Town will provide up to (2) 50' power cords (240V Twist Lock RV Cable) and one Spider box with (6) 120v outlets. EQUIPMENT IS NOT GUARANTEED TO BE AVAILABLE. Any electric needed beyond the scope of materials listed above, the event sponsor must work with a licensed electrician for lay out and service setup for the event. It is the responsibility of the event sponsor to provide additional electrical equipment if needed.

Please describe any food or concession prep areas and/or alcohol sales and consumption planned for your event and attach a copy of your liquor license to the application.

NA

You are required to provide portable restroom facilities at your event, unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area which will be available to the public during your event. If you will not be providing portable restrooms, please attach a description of facility plan.

Total Number of Portable Toilets Proposed:	8	Number of ADA Accessible Portable Toilets:	2
Portable Restroom Facility Provider:	Don't know yet		
Contact Number:	NA		
Set-Up Date:	12-6-24	Time:	work day
Pick-Up Date:	12-9-24	Time:	work day

Special Event Permit

TOWN OF FORTVILLE

You are required to provide adequate trash services for your event. Please provide the contact information for the sanitation/recycling company that will provide clean-up services:

Trash/Sanitation Company Name: *Best Way Disposal*

Contact Number:

Number of Trash Cans With Lids:

Without Lids:

20

Recycling Containers:

Number of Dumpsters with Lids:

2

Without Lids:

Set-Up Date:

12-16-24

Time:

work day

Pick-Up Date:

12-9-24

Time:

work day

PLEASE DESCRIBE YOUR PLAN FOR CLEANUP AND REMOVAL OF TRASH DURING AND AFTER YOUR EVENT

EVENT ATTACHMENTS

Please provide the following as applicable to your event – If deemed applicable, paperwork is required

Event Route/Site Plan	☐ *required	Vendor List	☐
Agenda/Proposed Activities	☐ *required	Performer List	☐ Please include sound-check start/end time(s)
Description of Security/Medical Plan	☐	Location of Stage(s)	☐
Parking Plan/Bus Routes	☐	Copy of 501 C(3) Exemption Letter	☐
Copy of Liquor License	☐	Copy of Insurance/Contact Information	☐
Copy of Health Department Approval	☐	Brief Description & Locations of signage/banners proposed	☐
Copy of notice to public/businesses of intended closures	☐	Other Attachments (Please List):	
Contact Information for Tent Vendor/Installation	☐ *required for Fire Inspections		

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT THE FOLLOWING REGULATIONS ARE MET AT ALL TIMES. FAILURE TO MEET ANY OF THE FOLLOWING WILL RESULT IN THE DENIAL OR REVOCATION OF THIS PERMIT AND POSSIBLE ENFORCEMENT ACTION BEING TAKEN AS OUTLINED BY THE TOWN OF FORTVILLE CODE OF ORDINANCES.

Special Event Permit

TOWN OF FORTVILLE

All Applicants shall be required to submit to the Town of Fortville proof of insurance and for general liability that states that the Town of Fortville, Indiana, is listed as an additional co-insured. The minimum insurance requirement shall be \$1,000,000 per occurrence; \$300,000 per person; and \$50,000 for legal. Amusement rides, inflatables, moving vehicles, rock walls, etc. will require proof of additional coverage. Special Event Permits are required for any obstruction, use, or activity within a public right-of-way, town property, or town easement. Any applications for encroachments must include a site plan that details specifically the number and location of encroachments. Site plans should detail uses planned for each section or route. In cases where the proposed activities will interfere with traffic flow on streets, the application will be assessed by the Fortville Police, Vernon Township Fire Dept., and Fortville Street Departments to determine the number of necessary town personnel and/or equipment. Fees will be assessed on a case-by-case basis based on the personnel needed and total time of the event. Under no circumstance does this permit give the applicant permission to set up any activity, staging area, or other event-related feature on private property. The undersigned shall notify the town 30 days prior to the event to ensure availability of resources. The applicant shall hold harmless and indemnify the Town of Fortville from, for, and against any claim of any person in tort, contract, or otherwise arising out of the act or omissions of the applicant, their agents, representatives, participants, etc.

Per Town of Fortville Resolution No. 2011-11B

(f) Unless otherwise described in the application materials and approved by the Town Council, within 24 hours of the end of the special event, the area in which the event was held shall be cleaned and returned to the same condition before the event

(g) Should the area of the special event not be returned to the condition required in (f), the Town may cause the area to be cleaned and returned to its prior condition at the sole expense of the person(s), organization(s), and/or entity(ies) identified in (b)(1)(ii).

(h) Should any person(s), organization(s), and/or entity(ies) responsible for a special event approved under this section fail to satisfy any of the requirements of the section, may be subject to automatic denial for two years, unless otherwise determined by the Town Council.

Any service provided by the Town of Fortville outside the scope of the services listed in this Special Event Permit will be assessed accordingly. Person(s), organization(s), and/or entity(ies) will be invoiced \$35.00 per man, per hour for the scope of work assessed. Outstanding invoices could affect future requests to host a special event.

Please Initial

APPLICANT AFFIDAVIT

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I believe that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event under the Town of Fortville Municipal Code, and I understand that this application is made subject to the rules and regulations set forth by the Town. As the applicant, I agree to comply with all the requirements of the town, County, State, Federal Government, and any other applicable entity which may pertain to the use of the Event venue and conduct of the event. I further certify that I, on behalf of the Host Organization, am authorized to commit that the organization to be financially responsible for any costs or fees that may be incurred by or on behalf of the Event to the Town of Fortville.

Applicant Signature:

Date:

Printed Name:

Relationship to Applying Organization:

Park Manager

ORDINANCE NO. 2017-4 C

A ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FORTVILLE, INDIANA, TO ESTABLISH AN UNDERGROUND AND BURIED UTILITY DISTRICT

WHEREAS, the Town of Fortville, Indiana ("Town"), pursuant to I.C. 36-9-2-7, may regulate the use of public ways; and

WHEREAS, pursuant to I.C. 36-1-2-24, the Town Council is the Works Board for the Town ("Works Board") and as such has the power to administer public utilities and regulate the Town's rights-of-way ("ROW"); and

WHEREAS, public necessity, health and safety now require that all utilities located within the Town's ROW shall be placed underground or buried; and

WHEREAS, the Town, by and through its Town Council, now finds that it is in the best interests of the public health, safety, and general welfare of its citizens to prohibit the erection of all poles, overhead lines, and associated overhead structures used or useful in supplying electric, communication or similar and associated services within the Town's ROW; and

WHEREAS, to further the aforementioned public necessity, the Town Council now hereby establishes an Underground and Buried Utilities District ("Area") and designates the Area to be in effect throughout all ROW within the corporate boundaries of the Town.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Fortville, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The Town hereby establishes an Underground and Buried Utilities District ("Area") to be in effect and to apply throughout the Town's ROW, and is hereinafter defined as follows:

- a. In all areas of the Town where no overhead or above ground utilities, utility facilities, overhead lines, or associated overhead structures used or useful in supplying electric, communication or similar and associated services currently exist;
- b. In all areas of the Town where planned road projects, redevelopment areas and/or economic development areas provide for and require underground buried utilities and utility facilities, including but not limited to electric, communication or similar and associated services; and
- c. All other areas of ROW or proposed ROW throughout the Town, whether or not above ground utilities or utility facilities currently exist.

Section 3. From and after the effective date of this Ordinance, no person, corporation, or utility shall erect or construct within the Town's ROW, any pole, overhead line, or associated overhead structure used or useful in supplying electric, communication or similar associated services.

Section 4. Unless otherwise expressly authorized by the Works Board, all utilities located within the Town's ROW shall be placed underground and/or buried.

Section 5. All existing overhead poles, wires, and/or utility transmission lines may remain within the Town's ROW, but may not be replaced or relocated without prior written authorization of the Works Board.

Section 6. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 7. Any ordinances or provisions thereof that are inconsistent with this Ordinance are hereby superseded.

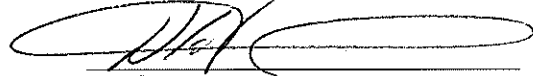
Section 8. This Ordinance shall be in full force and effect from and after April 30, 2017.

[Signature Page Follows]

ADOPTED this 28th day of April, 2017.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:



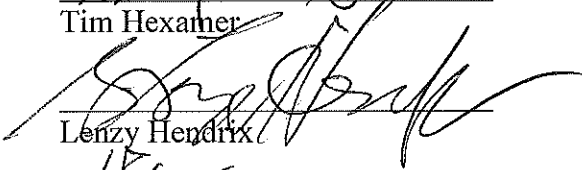
Bill Hiday, President



Robert Holland



Tim Hexamer



Lenzy Hendrix



Michael Frischkorn

Voting Opposed:

Bill Hiday, President

Robert Holland

Tim Hexamer

Lenzy Hendrix

Michael Frischkorn

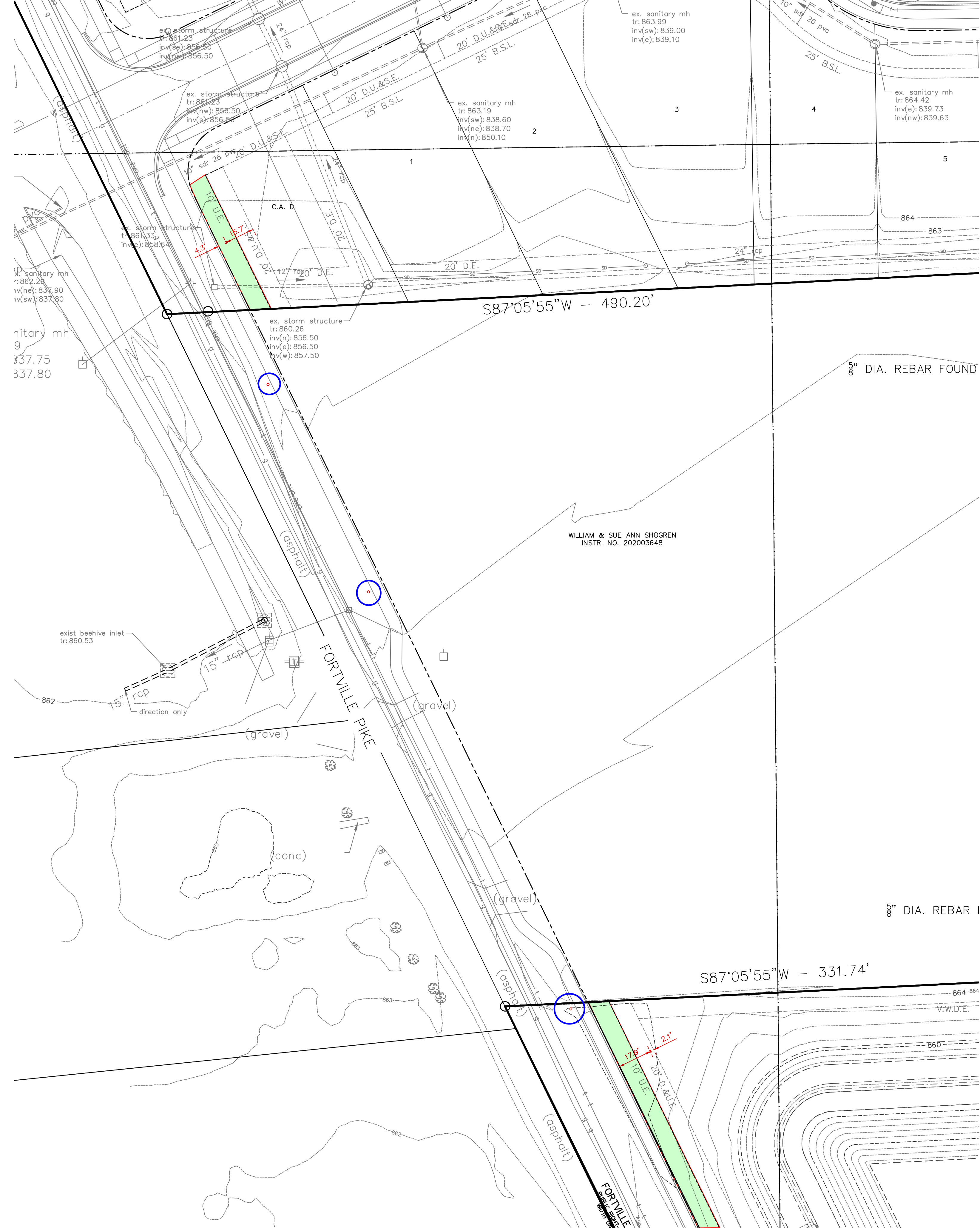
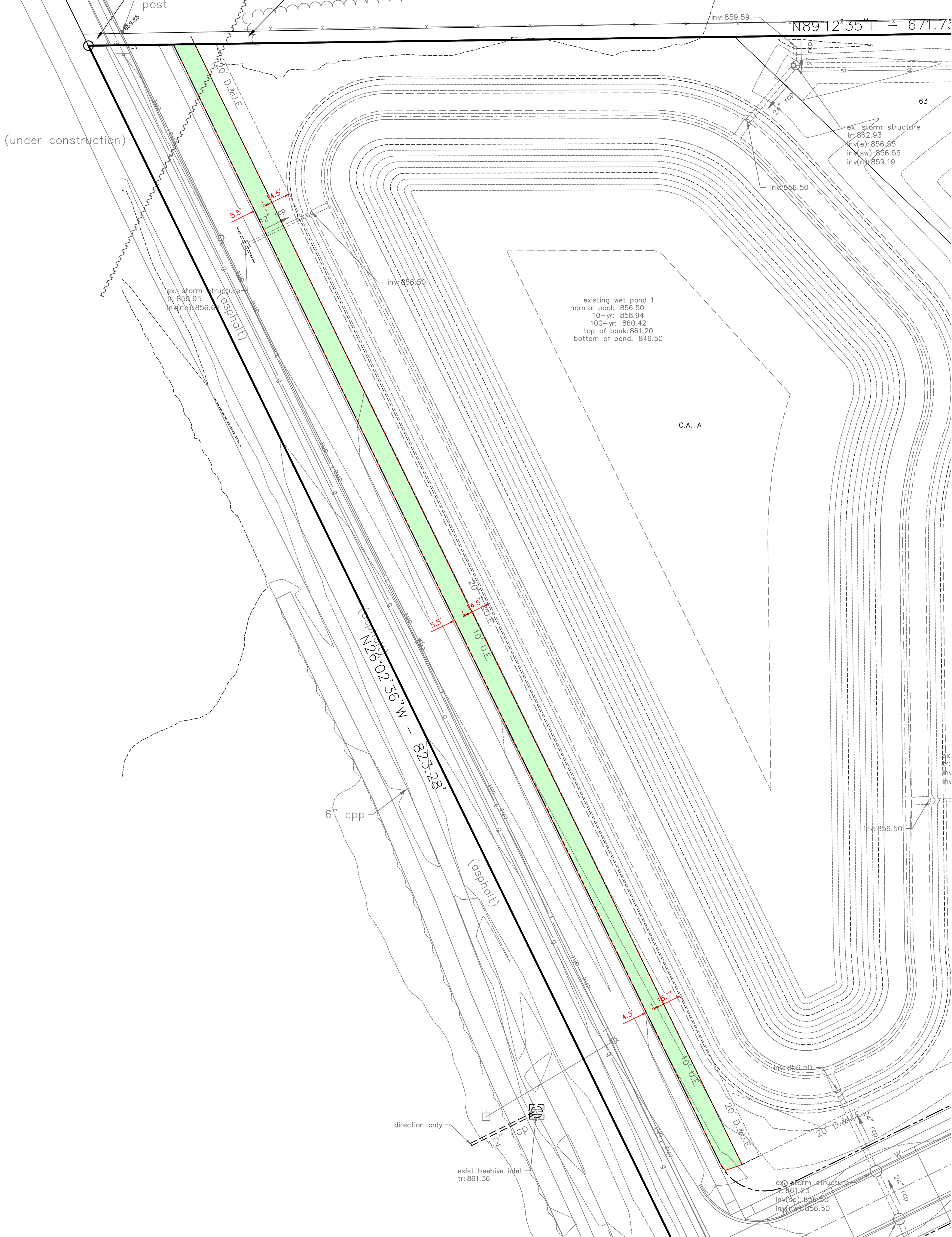
ATTEST:



~~Melissa Glazier~~

~~Clerk-Treasurer~~

Alex J. Antkowiak
for Attorney



LINE RELOCATION FOR BEYER ESTATES

Staked By: Rusty Hansen
Staked Date: 2024-08-09

New Units	Unit Description	Quantity	Labor Cost	Material Cost
336 ACSR	336 ACSR	672	416.64	927.36
35-4	35-4 POLE	1	589.06	401.83
4/0 ACSR		224	138.88	188.16
45-3	45-3 POLE	4	2480.24	2635.84
B7A	2 PHASE XARM FIBERGLASS DEAD END	1	434.05	473.28
C8A-10	PREFAB ARM DOUBLE D.E. ASSEMBLY	3	1674.18	2595.72
C9-1	3-PHASE XARM SINGLE LINE ARM	1	434.05	272.20
E1-3	SINGLE DOWN GUY-THROUGH BOLT	14	1736.14	751.80
E1-3S	SINGLE DOWN GUY-STRUT	1	217.02	57.71
E3-10	GUY MARKER	15	465.00	0.00
F1-3	LINE ANCHOR ASSEMBLY	3	930.09	344.85
F1.5	LINE ANCHOR ASSEMBLY (10 DOUBLE HELIX)	6	372.06	974.16
J5	SECONDARY ASSEMBLY	1	62.01	12.47
K14	SERVICE ASSEMBLY	3	186.03	39.87
K1U	SVC ASSEMBLY	1	155.01	246.96
M2-11	GROUND	4	620.04	184.44
M5-54	M5-54 FIBERGLASS GUY LINK	16	2976.32	607.68
M5-ET	STIRRUP	2	124.02	0.00
Total Construction Costs: \$24725.17			\$14010.84	\$10714.33

Retired Units	Unit Description	Quantity	Labor Cost	Material Cost
30-6	30-6 POLE	1	0.00	0.00
45-3	45-3 POLE	4	0.00	0.00
C1-4	3-PHASE XARM LARGE CONDUCTORS	3	0.00	0.00
C7A	3PH XARM DEADEND SINGLE	3	0.00	0.00
E1-3	SINGLE DOWN GUY-THROUGH BOLT	5	0.00	0.00
E3-10	GUY MARKER	3	0.00	0.00
F1-3	LINE ANCHOR ASSEMBLY	1	0.00	0.00
F1-PK	POLE KEY ANCHOR	2	0.00	0.00
F1.5	LINE ANCHOR ASSEMBLY (10 DOUBLE HELIX)	1	0.00	0.00
K14	SERVICE ASSEMBLY	2	0.00	0.00
K14C	SVC ASSEMBLY-CABLE	2	0.00	0.00
K1U	SVC ASSEMBLY	1	0.00	0.00
M2-11	GROUND	2	0.00	0.00
M2-12	GROUND	2	0.00	0.00
M42-13	PRIMARY DEADEND SHOE	6	0.00	0.00
M5-5	PRIMARY ASSEMBLY	4	0.00	0.00
M5-54	M5-54 FIBERGLASS GUY LINK	4	0.00	0.00

LINE RELOCATION FOR BEYER ESTATES

Staked By: Rusty Hansen
Staked Date: 2024-08-09

M5-ET	STIRRUP	8	0.00	0.00
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Total Retire Costs: \$0.00	\$0.00	\$0.00
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Total Labor: \$14010.84

Subtotal: \$24725.17

Contractor Cost Estimate Amount: \$0.00

Customer Credit Amount: \$0.00

Total Cost: \$24725.17

UG Beyers Estates

Staked By: Rusty Hansen
Staked Date: 2024-10-28

New Units	Unit Description	Quantity	Labor Cost	Material Cost
1/0-15KV UG	1/0-15KV UG	460	1140.80	2024.00
35-5	35-5 POLE	1	589.06	401.83
350 MCM TUG	350 MCM TUG	93	230.64	417.57
45-3	45-3 POLE	2	1240.12	1317.92
750 AL 15kv 1/3 N	750 AL 15kv 1/3 N	1479	3667.92	18650.19
C7A-10	3-PHASE 10' XARM DEAD END SINGLE	2	0.00	0.00
E1-3	SINGLE DOWN GUY-THROUGH BOLT	10	1240.10	537.00
E3-10	GUY MARKER	10	310.00	0.00
F1-3	LINE ANCHOR ASSEMBLY	2	620.06	229.90
F1.5	LINE ANCHOR ASSEMBLY (10 DOUBLE HELIX)	4	248.04	649.44
K14	SERVICE ASSEMBLY	3	186.03	39.87
K1U	SVC ASSEMBLY	2	310.02	493.92
M2-11	GROUND	2	310.02	92.22
M5-54	M5-54 FIBERGLASS GUY LINK	8	1488.16	303.84
UC5-1	3PH CABLE DEADEND W/DISCONNECT	1	2976.29	2684.70
UC6	3PH CABLE TERMINAL W/DISCONNECT	1	992.10	2923.94
UG6-25	25KVA 1PH PM TRANSFORMER - DE	1	744.07	2749.48
UG7-25	25KVA 1PH PM TRANSFORMER - THRU	1	992.10	2668.08
UM1-4	ENCLOSURE & COVER	2	124.02	1236.84
UM3-2	600A Elbow T-Body	6	930.06	3461.64
UM33	MULTI PHASE SECT. ENCL.	2	1488.14	5024.78
UM3E-3-9	PAD MOUNT SWITCH GEAR	1	744.07	37713.68
UM6-1	LOAD BREAK ELBOW 1/0	6	372.06	445.02
UM6-14	600A to 200A Tapwell Plug	3	186.03	774.24
UM6-34	LIGHTNING ARRESTOR	5	1240.10	777.80

Total Construction Costs: \$107987.90

\$22370.01

\$85617.89

Retired Units	Unit Description	Quantity	Labor Cost	Material Cost
1/0 ACSR	1/0 ACSR	213	0.00	0.00
30-6	30-6 POLE	1	0.00	0.00
40-3	40-3 POLE	1	0.00	0.00
45-3	45-3 POLE	2	0.00	0.00
B7A	2 PHASE XARM FIBERGLASS DEAD END	1	0.00	0.00
C1-4	3-PHASE XARM LARGE CONDUCTORS	1	0.00	0.00
C7A	3PH XARM DEADEND SINGLE	2	0.00	0.00
E1-3	SINGLE DOWN GUY-THROUGH BOLT	5	0.00	0.00
E3-10	GUY MARKER	3	0.00	0.00
F1-3	LINE ANCHOR ASSEMBLY	1	0.00	0.00
F1-PK	POLE KEY ANCHOR	1	0.00	0.00

UG Beyers Estates

Staked By: Rusty Hansen
Staked Date: 2024-10-28

F1.5	LINE ANCHOR ASSEMBLY (10 DOUBLE HELIX)	1	0.00	0.00
J5	SECONDARY ASSEMBLY	1	0.00	0.00
K14	SERVICE ASSEMBLY	2	0.00	0.00
K14C	SVC ASSEMBLY-CABLE	2	0.00	0.00
K1U	SVC ASSEMBLY	1	0.00	0.00
M2-11	GROUND	3	0.00	0.00
M42-13	PRIMARY DEADEND SHOE	4	0.00	0.00
M5-5	PRIMARY ASSEMBLY	1	0.00	0.00
M5-54	M5-54 FIBERGLASS GUY LINK	5	0.00	0.00
M5-9	PRIMARY ASSEMBLY	2	0.00	0.00
M5-ET	STIRRUP	5	0.00	0.00
UM2	UG RISER POLE	2	0.00	0.00

Total Retire Costs: \$0.00	\$0.00	\$0.00
Total Labor: \$22370.01		
Subtotal: \$107987.90		
Contractor Cost Estimate Amount: \$30545.10		
Customer Credit Amount: \$0.00		
Total Cost: \$138533.00		

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. As the map includes changes requested by the Town Council after certification by the Plan Commission, the Comprehensive Plan Amendment shall be effective immediately upon approval of the changes by the Plan Commission at their meeting on November 26, 2024.

ADOPTED on this 4th day of November, 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

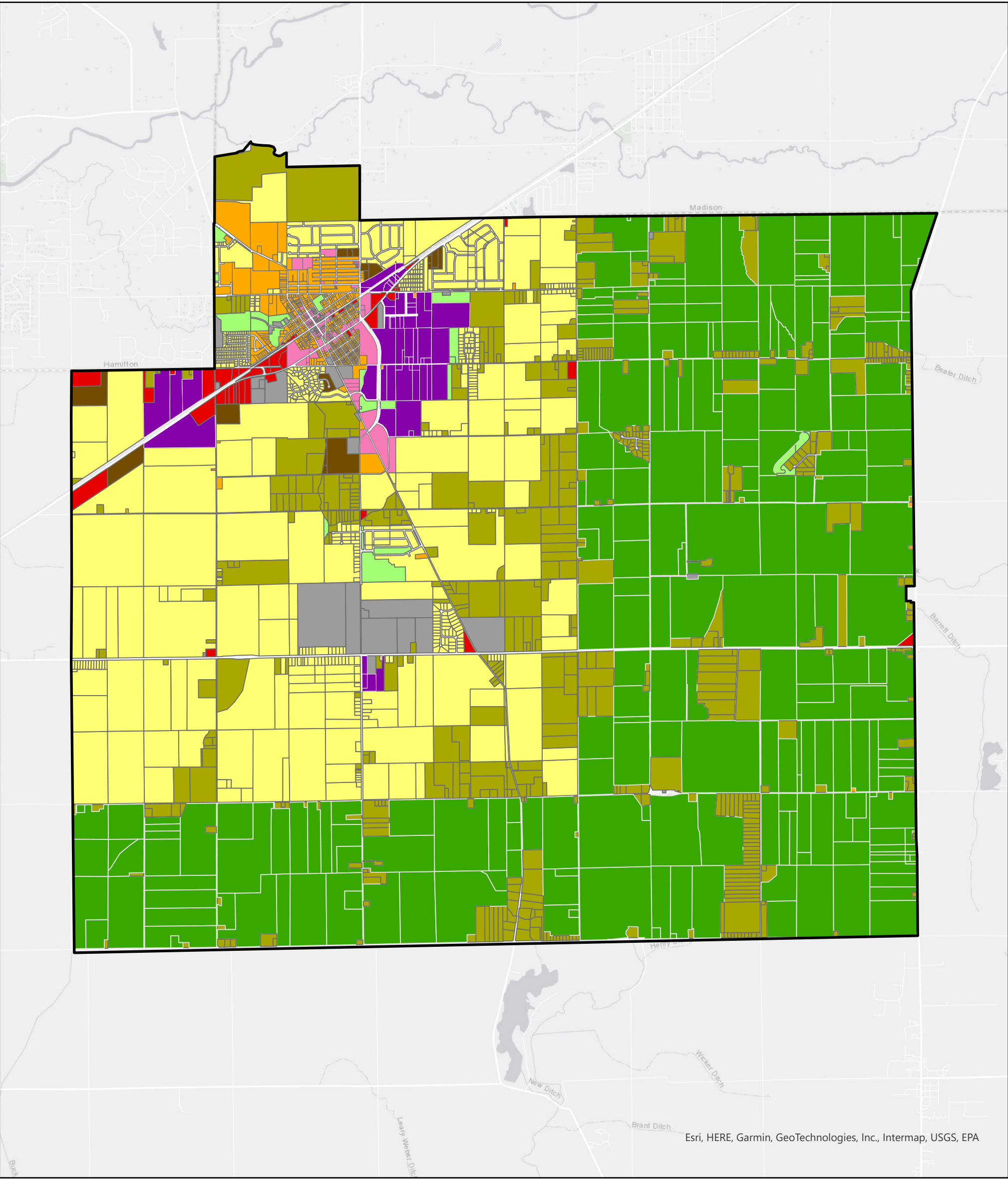
Elizabeth Wyatt, Member

Vanessa Battaglia, Member

Vanessa Battaglia, Member

ATTEST:

Melissa Glazier
Clerk-Treasurer



10-Year Comprehensive Plan Map (2034)

Town of Fortville, Indiana

October 29, 2024

Note: Comprehensive Plan Area reflects possible future town limits.

- Legend
- Comprehensive Plan Area

Future Land Use Category

Agricultural

Residential - Estate and/or Rural

Residential - Traditional / Neo-Traditional

Residential - Suburban

Multi-Family - Suburban

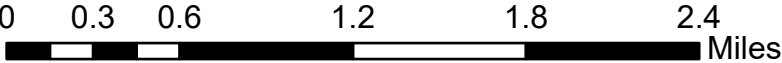
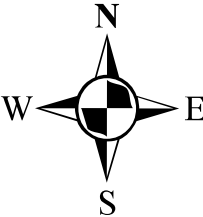
Multi-Family and/or Commercial - Small Town/Urban

Commercial - Suburban

Industrial / Flex Office

Institutional

Parks / Open Space / Recreation



Comprehensive Plan – Land Use Map Update

Plan Commission Meetings

September 24, 2024

November 26, 2024

Town Council Meetings

October 7, 2024

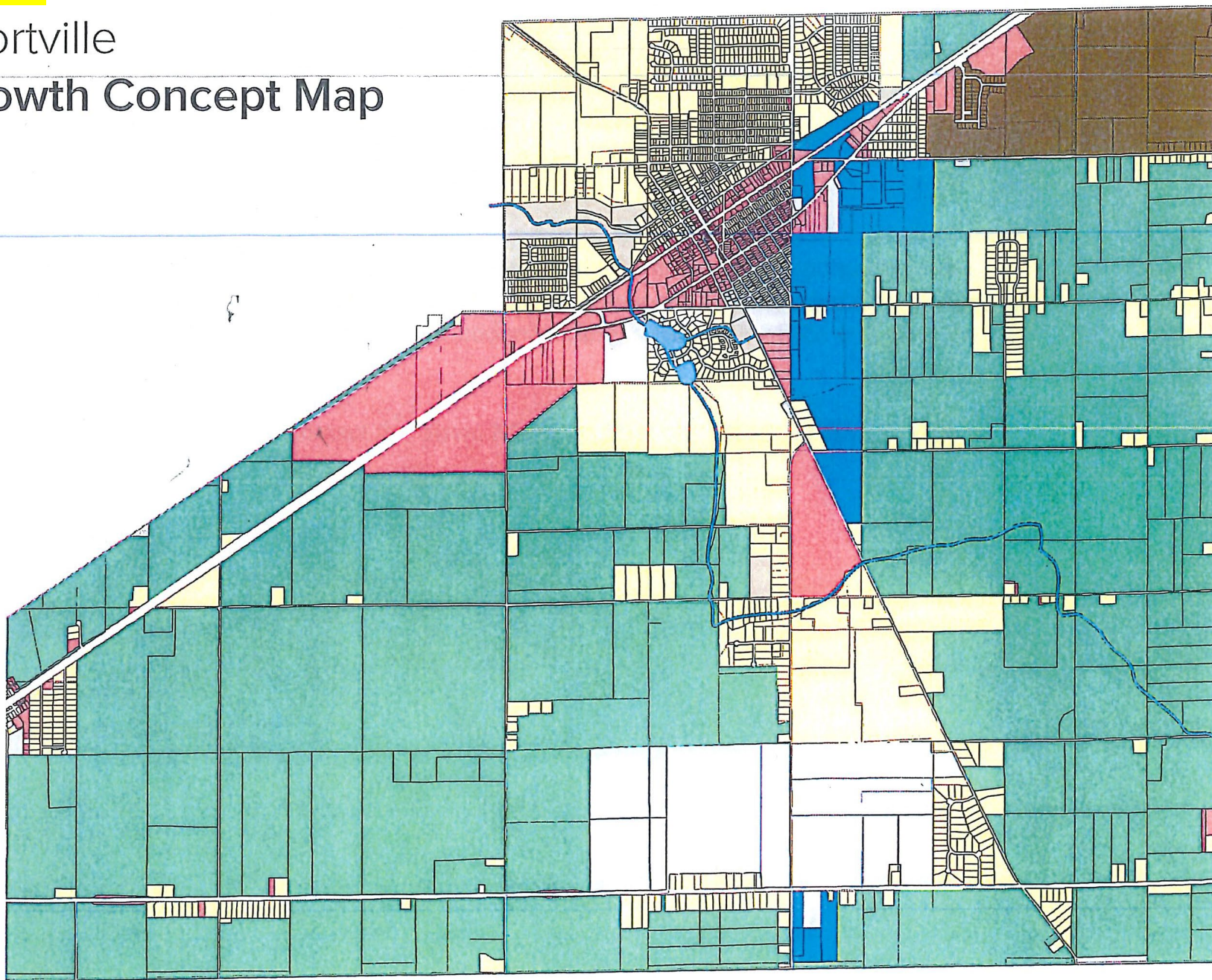
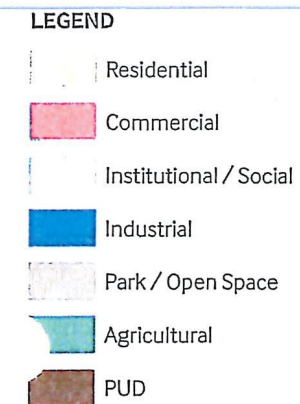
November 4, 2024

Adam Zaklikowski, AICP
Planning & Building Director
Town of Fortville



Town of Fortville

Future Growth Concept Map

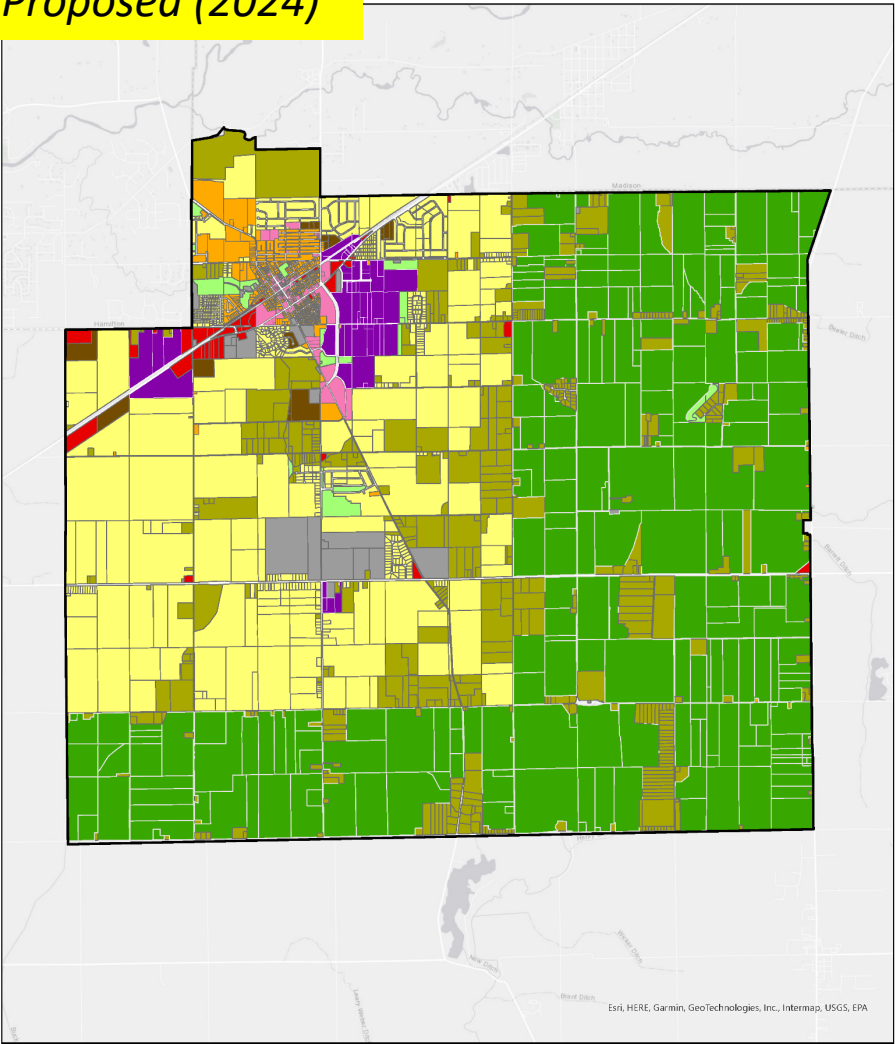


Please Note:
This map is conceptual and indicates
proposed land uses. All proposed
line work is subject to change.

Problems with Current Map:

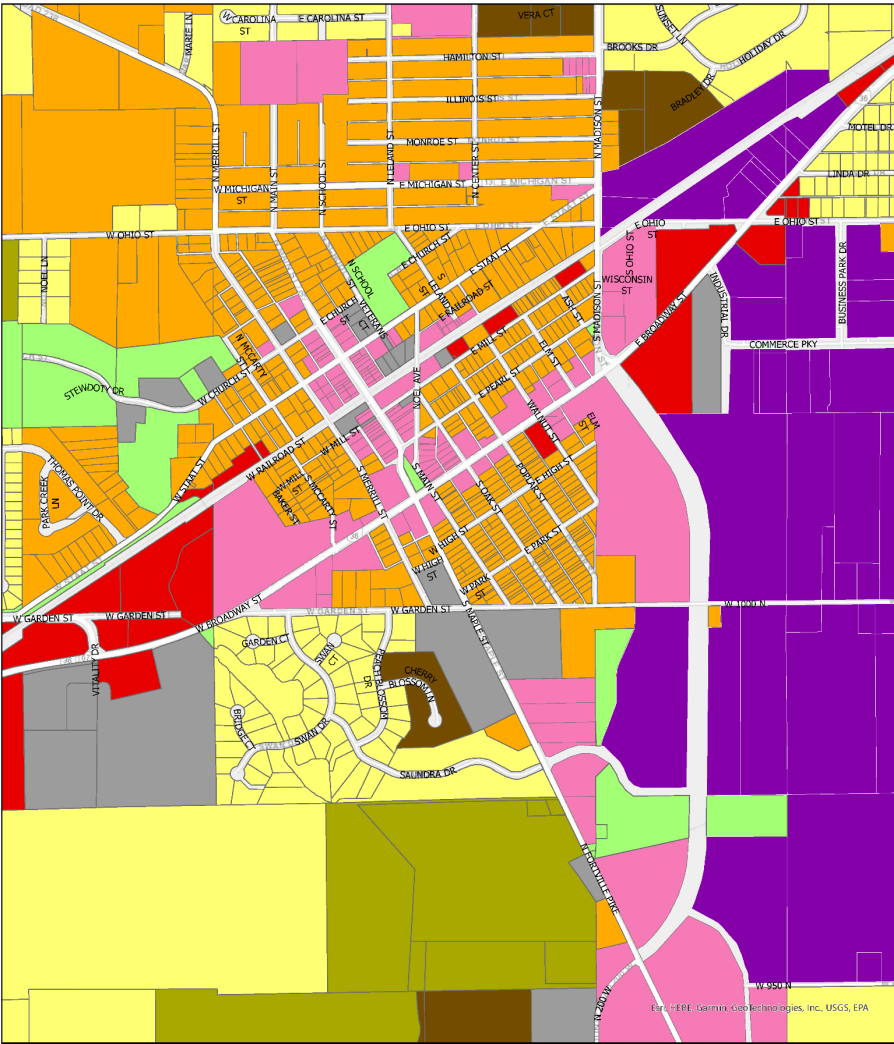
- Land uses too basic; Not enough vision.
- 8 years old; Outdated.
- Coverage area is ambiguous.
- Anticipated very little residential growth; Predominately agricultural.
- Does not set a vision for future Town boundaries/buildout area. Does not answer the question of how big the town will actually be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

Proposed (2024)



10-Year Comprehensive Plan Map (2034)
Town of Fortville, Indiana
October 29, 2024

Note: Comprehensive Plan Area reflects possible future town limits.



10-Year Comprehensive Plan Map (2034) - Downtown Inset
Town of Fortville, Indiana
October 29, 2024

Note: Comprehensive Plan Area reflects possible future town limits.

Proposed Map

- 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.



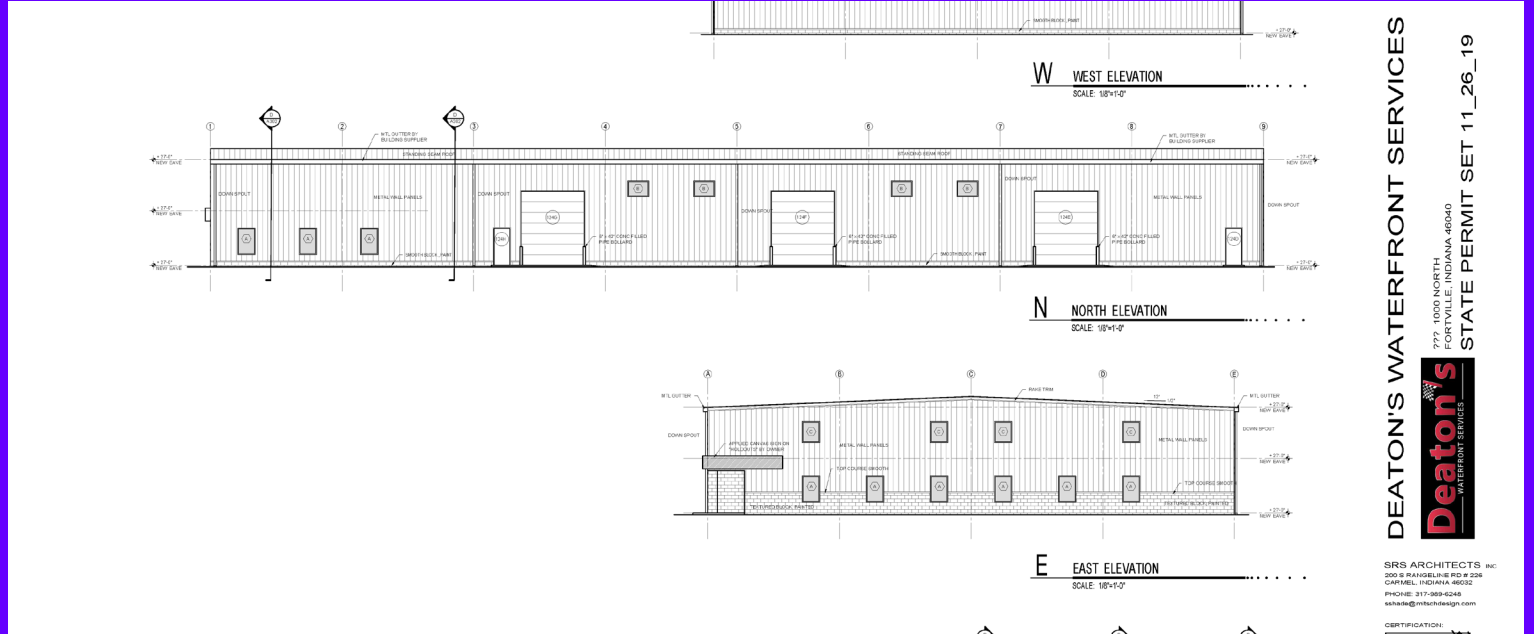
Land Use Category: Multi-Family / Commercial – Small Town / Urban

- 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

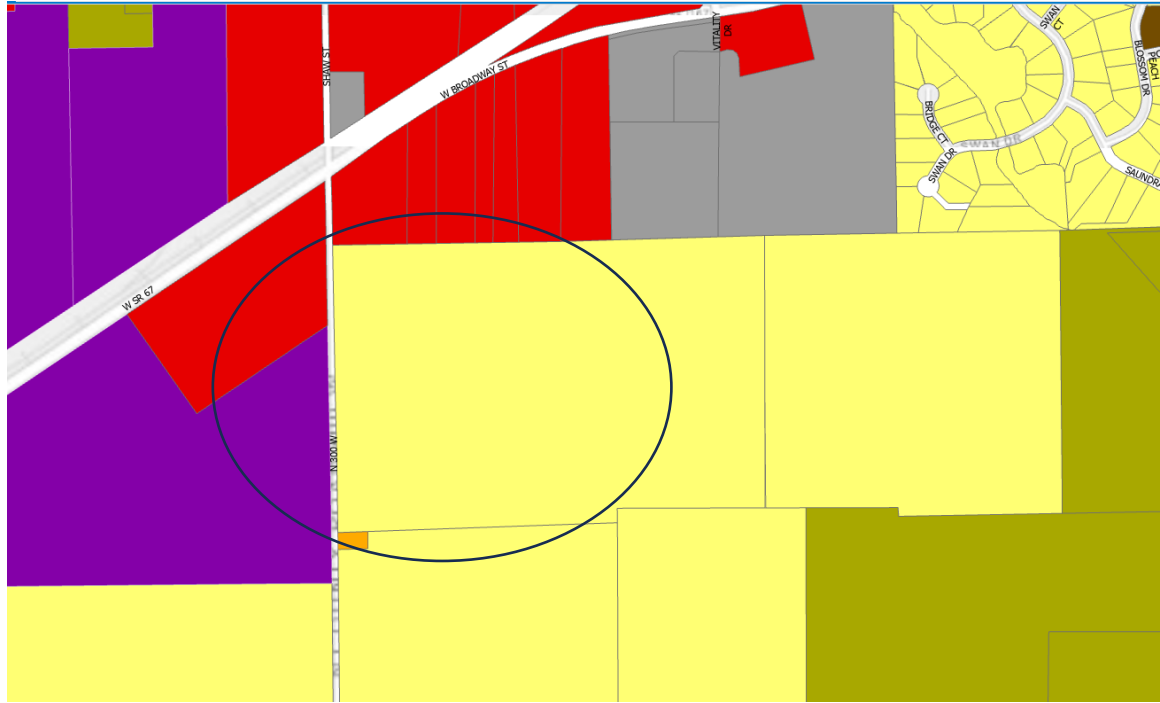
- Includes churches, government-owned land, schools, cemeteries, etc.



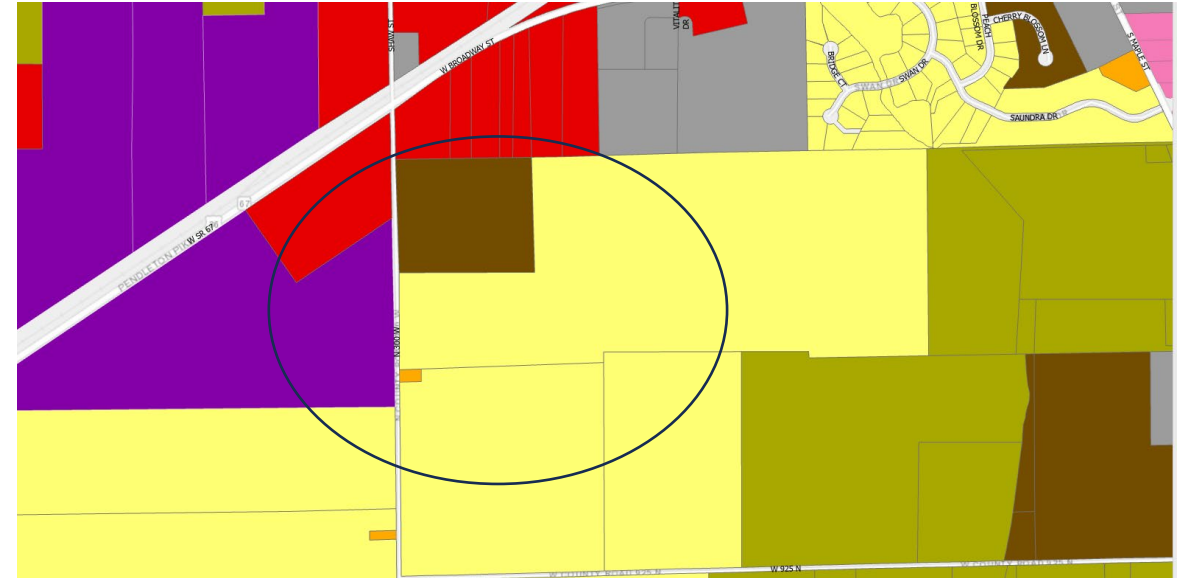
Land Use Category: Parks / Open Space / Recreation

- Includes public parks, private HOA-owned parks.

Modifications based on Council comments at 10/21/24 Meeting



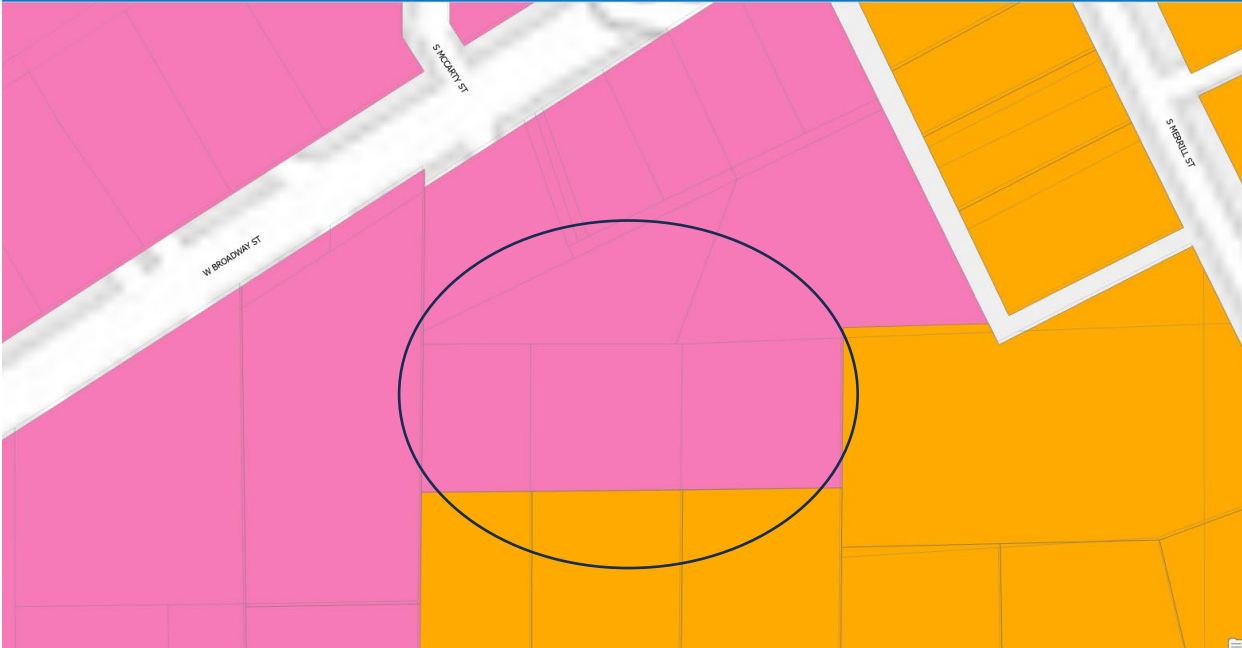
BEFORE



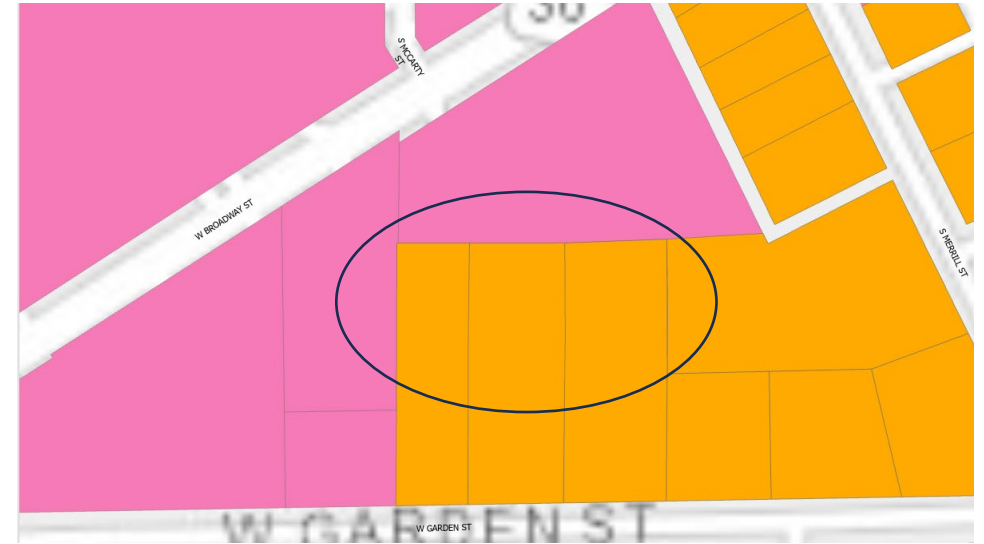
AFTER

Added a 14-acre area of “Multi-Family – Suburban”

Modifications based on Council comments at 10/21/24 Meeting



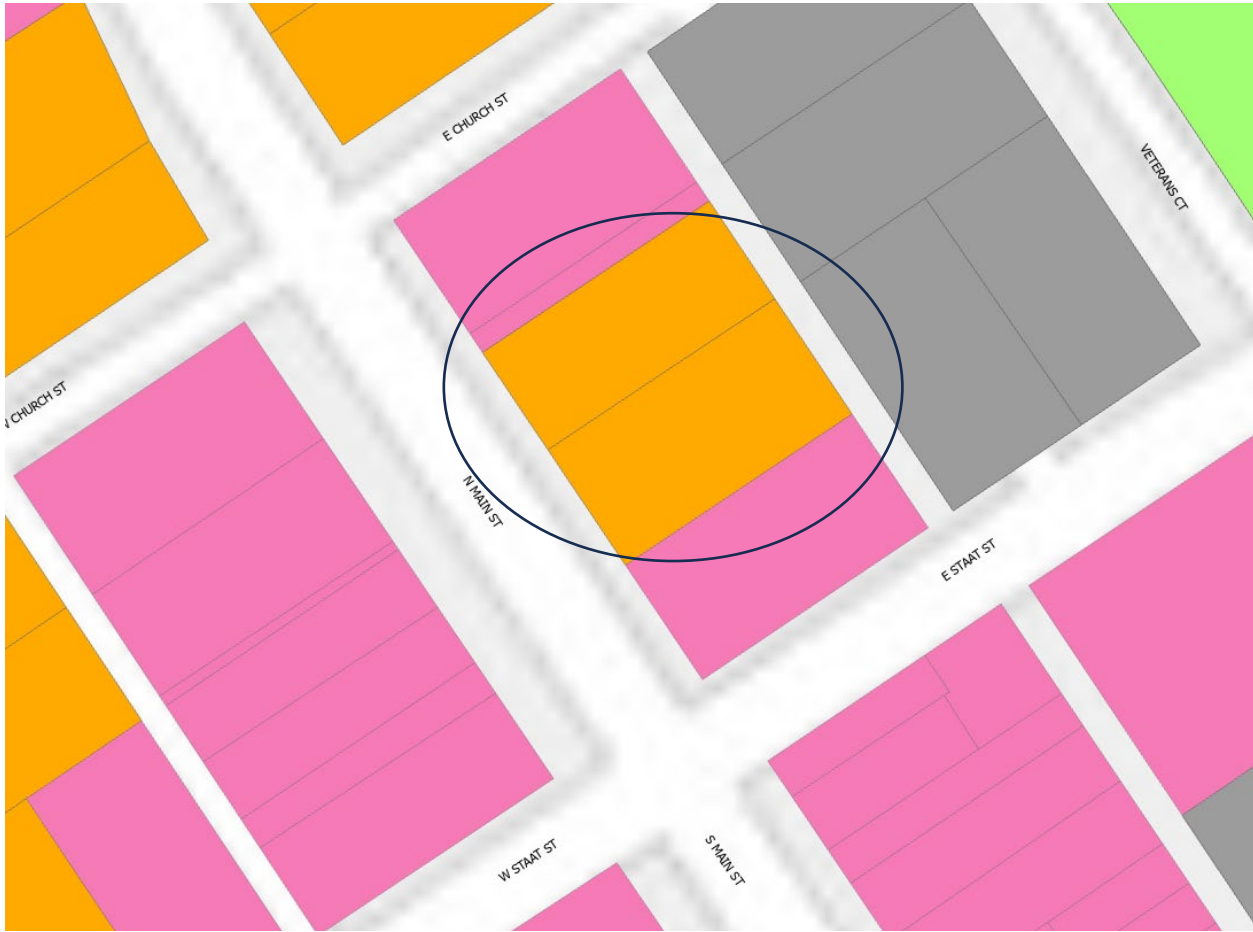
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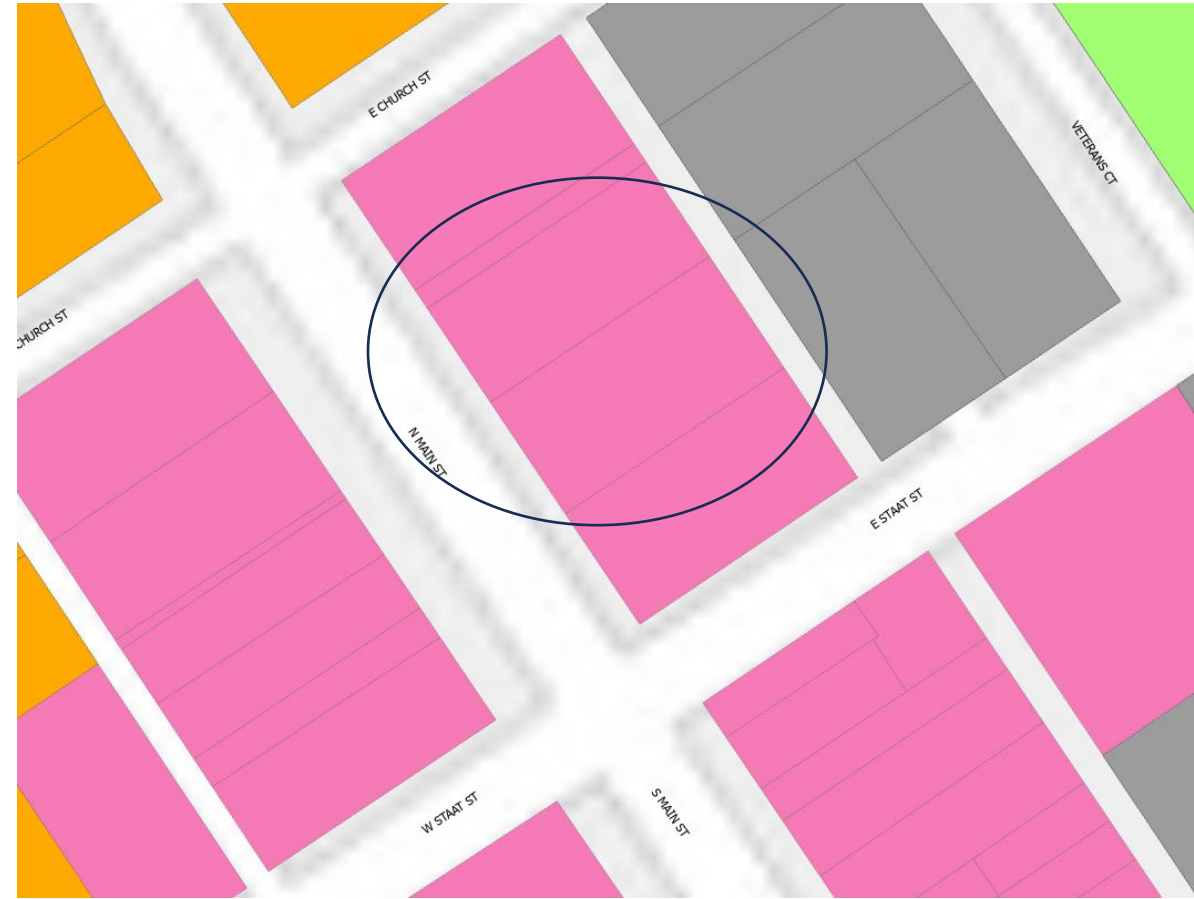
AFTER

Extended “Residential – Traditional / Neo-Traditional” to north parcel lines for 3 lots on Garden St.

Modifications based on Council comments at 10/21/24 Meeting



BEFORE



AFTER

Converted 2 parcels on Main St from
“Residential – Traditional / Neo-Traditional” to
“Multi-Family and/or Commercial – Small
Town/Urban”