

Fortville Plan Commission

Meeting Minutes

Tuesday 03/25/2025 – 6:30 PM

(Time stamps in parentheses to match up with time on meeting video)

Opening of Meeting

Called to order at 6:30

Roll Call

Commission Members Present: Joe Murphy, Robert Holland, Brittney Layton, Jason Stein

Commission Members Absent: Nathan Sturdevant, Chris McCreight

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

Pledge of Allegiance

Approve the Meeting Agenda – Motion to approve – J. Murphy. 2nd J. Stein. In Favor 4-0.

Commission to consider approving Minutes of the November 2024 and January 2025 Meetings - Motion to approve – J. Stein. 2nd R. Holland. In Favor 4-0.

New Business / Public Hearings:

Case No. STP-01-2025 – Huck’s Remodel/Parking Lot Expansion (1:30)

Commission to consider approving Concept Plans (Site Plan, Landscaping, Lighting, Building Elevations) for a proposed remodel and parking lot expansion of Huck’s Convenience Store at 322 E. Broadway St.

Staff Presentation (2:12):

A. Zaklikowski gives presentation including map overview and images.

- Property of the expanded parking lot was Rezoned to CC in January 2024
- In December 2023, the BZA approved a Use Variance allowing expansion for a gas station use within the Broadway-Main Overlay
- Staff Recommendation: Approve the following:
 - Concept Site Plan
 - Concept Landscape Plan
 - Concept Building Elevations

- Concept Lighting Plan

Commission Member Questions and Comments (18:03):

- J. Stein: What is the status on checking on the warranty on the fence? We were told that the remaining issue with the fence height was by the owner behind you. Requesting it is elevated from 6 feet to 8 feet, tall. And we were told that would be subject to the warranty from your fence company. Is that correct?
- Darren Helms (Engineer for Huck's): The higher the fence the more maintenance that will have to happen because it will catch a lot of wind. We are using a shadow box kind of fence, that is a privacy fence. Just the traditional height of it seems to be a problem, that is the only issue I am aware of. If the fence was requested to be 8 feet, I think they could do that, it is just that we don't normally make them that high because of the blow over possibility or that they start leaning when they get too tall. That is the only reason we had them at 6 feet originally. We thought that would be adequate to shield the light from the home. If it is required, we are able to go to 8 feet.
- A. Zaklikowski: Darren, you said something about it being a shadow box fence, however I saw something saying it is a vinyl fence. Please clarify.
- Darren Helms: It is a vinyl, shadow box fence. Allows the wind to past through a little and not causing as many issues.
- R. Holland (questions Chris McCreight left to ask): Are the words "fresh, fast and friendly" illuminated on the back of the building?
- Darren Helms: Those signs are not illuminated.
- R. Holland: Is it possible for the customer entry door on the rear of the building to have some sidelights or more glass to distinguish itself as an actual entrance and make it more appealing? Existing drive on Walnut St., are the curbs going to be repaired?
- R. Holland: (reading response email from Huck's on questions from Chris McCreight): No plans to redo the curbs from Walnut St.
- Darren Helms: When it comes to the back door, they usually light the sides of the doorway
- R. Holland: (reading response email from Huck's on questions from Chris McCreight): It says they are unsure if they will have width for the exterior's side door glass panels. Is there going to be a bike rack? There is, it is going to be at the front of the store.

- J. Murphy – Question about lighting on the west side. It looks like the concentration of lighting is only two small lights. Is there anyway you can spread that out so bright to the adjacent property.
- Darren Helms: Because there are only two light fixtures, we can redirect the lights, so they are not as bright.

Discussion within the Board (30:20):

- J. Stein: What I am seeing right now is the homeowners is for the fence to be raised 2 feet behind the store. We have some concerns about the lighting on the west side and we would like to see the plans adjusted to lower that a little. We are also hearing now the rear door should allow for side lights. Those would all have to be conditions if we would like to include them in this.

Motion to Approve with Conditions (31:30) – R. Holland. 2nd J. Murphy. Motion Fails 3-1.

- I. Lighting plan to show the west side has not impact with the adjacent property
- II. 6-foot-tall privacy fence at the south of the property
- III. Sidelight (windows) at the door on the south side of the property

Motion to Table (37:30): - J. Stein. 2nd R. Holland. Motion Approved 4-0

Questions from Petitioner:

- Darren Helm: If I make the corrections, you a requesting, that it would be accepted next time? Or is this because a person is missing, and we would like them to be there?
- J. Murphy: The issue is we have two missing members, and we need four votes to approve.

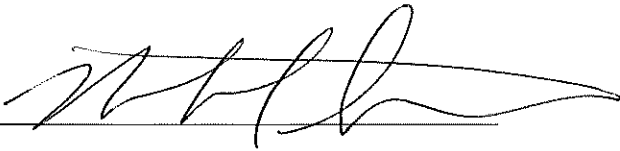
Staff Comments (39:32):

- A. Zaklikowski: I wouldn't be afraid of conditions on a project. We always want to look out on the public interest and look at efficiency for projects. For the future I would say do not be afraid of stipulations, they are obligated to follow them. It also gives the board flexibility to understand and follow them.
- Tyler Ochs (Bose): On the note of conditions, they are prescribed by ordinance and state statute. I also agree with everything Adam said.

Adjourn:

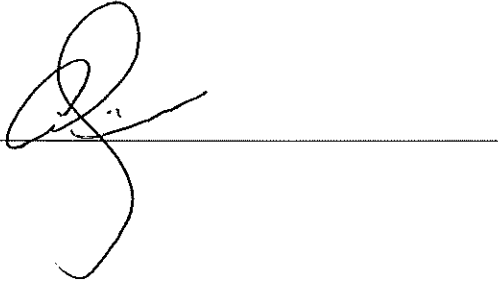
R. Holland motion to adjourn at 7:11 PM. 2nd – J. Murphy. Carried 4-0

Board Chairperson:

A handwritten signature in black ink, appearing to be 'N. Sturdevant', written over a horizontal line.

Nathan Sturdevant

Recording Secretary:

A handwritten signature in black ink, appearing to be 'A. Williams', written over a horizontal line.

Andy Williams