

## **Fortville Plan Commission**

### **Meeting Minutes**

**Tuesday 6/24/2025 – 6:30 PM**

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

#### **Opening of Meeting**

Call to order at 6:30

#### **Pledge of Allegiance**

#### **Roll Call**

Commission Members Present: Joe Murphy, Robert Holland, Brittney Layton, Nathan Sturdevant, Chris McCreight, Jason Stein

Commission Members Absent: Tracy Bills

Town Staff Present: Adam Zaklikowski – Planning and Building Director, Sarah Waldron – Recording Secretary

**Approve the Meeting Agenda** – Motion to approve – J. Murphy. 2<sup>nd</sup> B. Layton. In favor 6-0

**Commission to consider approving Minutes of the April 2025 meeting** – Motion to approve – J. Murphy. 2<sup>nd</sup> B. Layton. In favor 6-0

#### **New Business/Public Hearings:**

##### **Case No. STP-04-2023 – SEC Broadway & Ohio Gas Station (5:05)**

Commission to consider approving Concept Plans (Site Plan, Landscaping, Lighting, Building Elevations) for a proposed gas station/convenience store. Plus, Commercial shops/suites at the southeast corner of Broadway and Ohio Street. Also, seeking approval of a Minor Plat

Adam Zaklikowski presentation of plans (5:40)

- Site is zoned Commercial: Community (CC) and is about 1.73 acres in size.
- Gas station would most likely be a Shell or Amoco.
- In June 2023, the Board of Zoning Appeals (BZA) approved a Special Exception allowing gas station use on the property.
- Traffic signal would be installed at Broadway and Ohio intersection due to a traffic study conducted in November 2024, approved by INDOT.

- Parking would include 29 spots, 2 of those being handicap accessible. Bicycle rack included.
- Landscaping includes 16 trees, 29 shrubs
- Screening includes 8-foot fence along the east property line, as well as a dumpster enclosure with an opaque gate and surrounding landscaping.
- Lighting will not exceed 25 feet with all lighting pointing downward.
- Drainage is underground, under review by Hancock County Surveyors office.
- Compliance with BZA conditions
  - Gas station hours no earlier than 5AM, close no later than 11PM
  - 8-foot fence or wall must be provided if a residential structure exists
  - Lighting underneath gas station canopy will not exceed 12.5 footcandles
- Minor plat will combine 2 existing parcels. Land was not platted before.

*Comments and Questions*

Was there a previous gas station on the original foundation?

A. Zaklikowski - Was a café about 30 years ago

If INDOT does require a turn lane all the way to traffic signal, everything will shift. Does that still meet the 75% lot coverage max?

A. Zaklikowski - Yes, most likely

Any reason there was a two-year gap between BZA approval and now?

A. Zaklikowski - Main reason was cost for the traffic signal

Town funding traffic signal?

A, Zaklikowski - Yes, redevelopment commission

Would parking requirement change if we were to assume there was a higher volume tenant?

A. Zaklikowski – I would say the one space per 300 square feet is a pretty good retail number to go with. If it becomes a problem, then it may not be sufficient – depending on tenants that move in.

5 parking spots on Southwest side are in drive thru lane, is that entrance into drive through lane 2 way or 1 way in?

A. Zaklikowski – 2 lanes wide

*Petitioner*

Rick Berger with JPS Consulting Engineers - The intent of this project is to put something that a little higher class or easier to use, why it is so big in terms of size and drive through. No tenants currently.

*Public Response*

A. Choate, Fortville Resident. – Appreciates the land being developed but do not believe gas station is what we need

K. Huffman, Fortville Resident. – No need for gas station, but would like a grocery store of some sort

*Petitioner Response*

R. Berger – I don't know about the other gas stations in town, but this is a big building and has a convenience store inside gas station and will help with small grocery store items. Drive thru has 2 lanes that exit North for dumpster access use and fire truck entrance. For parking, there is more room for parking to be added if that does become a concern.

Motion to Deny Concept Plans - J. Stein. 2<sup>nd</sup> B. Layton.

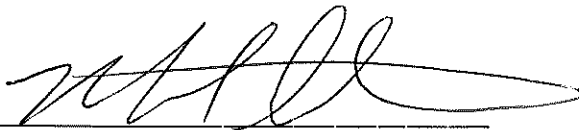
Motion to Deny Concept Plans 4-2 (41:50) Opposed - McCreight, Sturdevant

Motion to Approve Minor Plat - J. Stein. 2<sup>nd</sup> B. Layton. Approved 6-0 (43:37)

**Adjourn:**

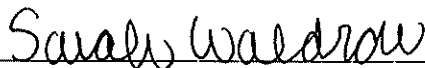
C. McCreight motion to adjourn at 7:14PM 2<sup>nd</sup> J. Murphy. Carried 6-0

Board Chairperson: \_\_\_\_\_



Nathan Sturdevant

Recording Secretary: \_\_\_\_\_



Sarah Waldron