

Fortville Plan Commission

Meeting Minutes

Tuesday 8/26/2025 – 6:30 PM

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

Opening of Meeting

Call to order at 6:30 PM

Roll Call

Commission Members Present: Joe Murphy, Robert Holland, Brittney Layton, Nathan Sturdevant, Tracy Bills, Zachary Fager, Chris McCreight (via Zoom)

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

Pledge of Allegiance

Swear-in new member

Zachary Fager

Approve the Meeting Agenda – Motion to approve – R. Holland 2nd B. Layton. In favor 7-0

Commission to consider approving Minutes of the July 2025 meeting – Motion to approve – R. Holland 2nd B. Layton. In favor 7-0

New Business/Public Hearings:

Case No. RZ-01-2025 – NEC Broadway & Ohio

Commission to consider a Rezone of approximately one (1) acre from Residential 3.5 (R3.5) to Commercial: Community (CC) at the Northeast corner of Broadway & Ohio Street (Colonial Village Lots 1,2,3,65).

Adam Zaklikowski presentation of plans (2:40)

- Vacant lot since 1953, empty grass lot
- Owners believe lot would sell faster if zoned as commercial
- Commercial Zoning is consistent with the 10-year Comprehensive Plan
- No evidence to suggest property values near lot would be negatively impacted

Comments and Questions

B. Layton – Will there be a buffer on the northside of the Parcel?

A. Zaklikowski – Buffer yards will be provided independent of right of way.

Z. Fager – Are we able to implement any additional buffers?

A. Zaklikowski – As part of this action of rezoning there is flexibility to recommend.

Petitioner

Mike Thompson – Co-owner of property. Zoning would help property possibly sell as Commercial Zoning and lines up with future of the Town.

Public Response

Joyce Beaver – Started to get signatures for petition against gas station being put on property if it is zoned as commercial. Main concerns were heavy traffic, safety, noise, and lighting.

Jack Gray – Wyndstone Resident – Concern is what is going to be built if the zoning is approved for Commercial. Traffic light will be beneficial but still worried about safety and traffic.

Petitioner Response

M. Thompson – There are no plans or buyer currently. Options for Zoning Commercial might help property sell. Property has been on market for over a year. Realtor has said there are concerns with it not being Commercial.

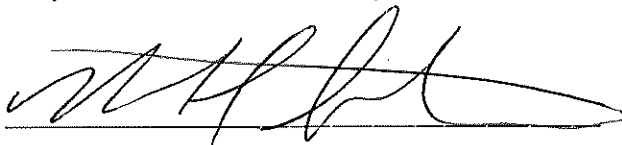
Motion for a Positive Recommendation with zoning commitment to rule out gas station that runs with the land – B. Layton. Fails 1-6

Motion to Approve – R. Holland. 2nd J. Murphy. Abstained - B. Layton. Approved 6-0-1

Adjourn:

R. Holland motion to adjourn at 7:36PM 2nd B. Layton. Carried 7-0

Board Chairperson:



Nathan Sturdevant

Recording Secretary: Sarah Waldron

Sarah Waldron