

Fortville Plan Commission

Meeting Minutes

Tuesday 9/30/2025 – 6:30 PM

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

Opening of Meeting

Call to order at 6:30

Roll Call

Members Present: Nathan Sturdevant, Brittney Layton, Robert Holland, Chris McCreight, Tracy Bills, Zachary Fager

Members Absent: Joe Murphy

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

Pledge of Allegiance

Approve the Meeting Agenda – Motion to approve – B. Layton 2nd R. Holland - In favor 6-0

Commission to consider approving Minutes of the August 2025 meeting – Adding missed information and motion moved to October meeting

New Business/Public Hearings:

Case No. STP-03-2025 – McDonald's

To consider a request to Approve Concept Plans (Site Plan, Landscaping, Lighting, Building Elevations) for a proposed McDonald's at 215 S. Madison St. (along Broadway between the Vernon Township Library and CVS). Also seeking approval of a Replat.

Adam Zaklikowski gives presentation of case (4:00)

- Site zoned Planned Unit Development (PUD), Connected to Madison Loft apartments
- New six-foot-wide concrete sidewalk to be installed, retention pond and all PUD standards met

Questions or Clarifications:

B. Layton – Is this projected apart of the Stellar Grant project? Will any of the grant money be applied to this project?

A. Zaklikowski – That grant was a part of the apartment complex. No.

B. Layton - What measures will ensure sidewalks and walking paths remain safe and continuous, maintaining access for residents to amenities like the library and downtown areas? Will there be any extension over to the library at this time?

J. Renner – Engineers are working on trail that will go down to Wyndstone and will tie everything together. Will have added safety measures for pedestrians.

B. Layton – Why don't we have more ADA parking spots?

A. Zaklikowski - They meet the requirements, if the Plan Commission wanted more, I think they would be able to add more ADA spots

B. Layton – Do those access road connect to Madison Lofts

A. Zaklikowski – Yes

C. McCreight – What are the plans for signage?

A. Zaklikowski – It would have to be a low sign about 8ft tall, would be a separate permit that would have to align with standards.

C. McCreight – The remainder of block A is that going to become undesirable lot for buyers?

A. Zaklikowski – There is room to be able to do something on that lot. Lot is still vacant, and owner wanted to keep the building and not tear it down.

B. Layton – Will there be lighting along the sidewalk, like lighting along downtown sidewalks?

A. Zaklikowski – No, not as presented. Just in the parking lot.

R. Holland – As far as the lights on Broadway, what are the towns plans to extend those? Are the owners being asked to contribute to those?

J. Renner – Lights will be included on trial project. When funding is available, project is being done in phases.

Petitions Comments:

Dan Olson with Upstream (Project Manager) – Thanked staff for their thorough collaboration on the site plan, confirmed code compliance and willingness to add an extra handicap parking space on the west side, and clarified that no parking will be lost during driveway reconfiguration.

N. Sturdevant – Have you filed a permit with INDOT?

D. Olson – Have been working with them, no feedback yet with full access or not.

N. Sturdevant – It appears that those trees between the sidewalk and the street are within the clear zone. Wanted to make note of that incase INDOT comes back and disapproves that.

Public Response or comments:

B. Beaver - arguing it would harm Fortville's charm, local businesses, and community character in favor of short-term corporate gain.

B. Sterrett - Strong support for the proposed McDonald's, praising its design, proximity, and potential to create local jobs for young people while complementing existing Fortville restaurants.

Petitioner Comments and Questions

Z. Fager – Do we know how many jobs come with a traditional McDonalds?

D. Olson – Does not work with McDonalds but have heard from other meetings it is closer to 50-60 jobs per location.

Motion to approve. Z. Fager. 2nd R. Holland. In favor 6-0

Case No. TA-01-2025 – Mercho/Lauth PUD Text Amendment #1

To consider a request to grant a Favorable Recommendation to Town Council of Ordinances 2025-9A, an amendment to the Mercho-Lauth PUD affecting Area A (Multi-Family Area). West Side of the 38-acres Fortville 19 LLC Property (Mercho Property) on the North side of Garden Street, south of Broadway. Also seeing approval of a Primary Plat.

Adam Zaklikowski gives presentation over case (41:00)

- Lauth Development was originally planned on developing this property, project fell through
- SC Bodner Company is looking to purchase and develop west half of the property and would sell the east half
- 206 planned units

Questions or Clarifications:

B. Layton – Can you confirm parking location. Parking will go behind buildings?

A. Zaklikowski – Yes

B. Layton – Will this developer be responsible for the construction of the roadways?

A. Zaklikowski – Yes, however there will be some town participation, potentially, as part of the TIF bond.

R. Holland – What's the proposal for the perimeter of the retention ponds?

A. Zaklikowski – That would come later in terms of more detailed concept plans.

R. Holland - Are there any plans to Garden St. with traffic and common cut through? I expect there to be increased traffic.

A. Zaklikowski - In terms of any widening on Garden, not aware of any plans. You could require a traffic study if Plan Commission wanted.

N. Sturdevant – When site plans come before us we could require a traffic study.

Petitions Comments:

Michael Garvey, CFO of SC Bodner Company – explained design, including relocating HVAC units to the roof for concealment. Pre-approved PUD, only change they are making it the transition to single story. Meeting all other requirements.

Board Questions:

M. Garvey – We can't do a high berm, we don't have the land. For 10ft berm we would need 40ft of land, and we don't have that. I'm not opposed to doing a fence around pond.

C. McCreight – Is there a creative way to separate back porches?

M. Garvey – In terms of design they are going to be sharing outdoor space, we will have some type of fencing to add privacy for the residence.

Public Response or Comments:

Andrea Heath – Lives along 1000 N. Has questions about traffic study that was supposed to be done in 2024, road placement and setbacks. States the development will decrease property values, traffic, and privacy around pre-existing homes in the area.

Melinda Turner – Concerned about the mounds along the pond. Wanted to make sure there is proper water control and drainage.

Michael Crouse – Fortville Feeds, Owners – worried about the connecting street that connects with his company, Industrial Drive. Is used for semis and has been manageable because there has been no traffic.

Board Comments

A. Zaklikowski - Industrial Drive would be paved and provide another access point for the businesses.

A. Zaklikowski - Traffic study was never done because the project fell through.

Petitioner Comments:

M. Garvey – We are working with town to get a start date. If approvals go through, we will go vertical Spring of 2026.

M. Garvey – Ponds are planned to handle drainage for the multi-family portion and all the roadways. Depths on pond would be around 6-8 feet deep.

Favorable Recommendation. R. Holland. 2ndB. Layton. In favor 6-0

Motion to Approve Primary Plat. R. Holland. 2nd C. McCreight. In favor 6-0.

Case No. ARCH-01-2025 – 115 N Main St.

Commission to consider a request for Architectural & Site Plan Approval to allow for substantial modifications/expansion to 115 N. Main Street (former Carnegie Library).

Adam Zaklikowski gives presentation of case.

- Commercial: Neighborhood (CN)
- Listed on National Register of Historic Places (NRHP)
- Would like to turn building into the “Carnegie Events Center”

Questions or Clarifications:

B. Layton – I’m seeing a lot of little changes, with these modifications as they are proposed, would it remove them from the NRHP.

Petitions Comments:

Julie Bandy and Dr. Vasilis Makris – Gives presentation and explains what they are wanting to do with the building such as live performances, exhibits, shows, weddings, corporate events, community gatherings and various classes. Want to preserve the spirit of Andrew

Carnegie. Explains what the building is missing to be considered Carnegie style and how they will bring that back into the building. Julie and Vasilis registered the building on the NRHP. Mission is to bring more culture to Fortville.

Questions or Clarifications:

B. Layton – Why are you removing the antique glass above the archway?

J. Bandy – They are broken. We believe a castle door would look very inviting and would have the name engraved along the top arch, instead of putting any type of signage in the yard.

B. Layton – if everything goes through when are you preparing opening?

J. Bandy – Fall of 2026, but more likely would be Spring of 2027.

B. Layton – With the church only having 60 parking spots do you have any ideas to use other lots around town?

V. Makris – We have, not signed, but an agreement with a church. We would have a shuttle service. Plenty of parking lots in town we could lease for events. We knew it would be an issue, so we have been working on that. Would also have a valet service. If events have alcohol, we think a good amount of people would use ride share services.

N. Sturdevant – I would like to see an agreement with church before opening with parking.

V. Makris – We can have a signed agreement by the end of the week.

C. McCreight – The brick is real? The roof structure as proposed, is it a metal roof?

V. Makris – Yes. We have grant from the town for a new roof for the building. Not because the building needs it, but we wanted to improve the look of the building.

A. Zaklikowski – The funds had no expiration date.

C. McCreight – is there a plan for the drainage?

V. Makris – City drainage on the street.

J. Renner – Everything on Main Street pretty much runs by this property. I don't know if the pipes will be able to handle more. Drainage would run down to Main Street anyway. If that's going to be an overload, those structures might need to be upsized.

B. Layton – What are the hours?

J. Bandy – End during the week at 10pm. Don't think we would go past 10pm for wedding receptions.

R. Holland – What are the plans for the existing side door?

V. Makris – We are planning on blocking that off, it introduces water in the basement. We are going to be able to preserve some brick and close off door.

R. Holland – Do you have any plans for the current brick?

V. Makris – They will be cleaned.

R. Holland – What does the layout and design look like for inside?

J. Bandy – We are going to keep it open. It had a staircase going down that had been taken out, we will also have an elevator and staircase that will connect. Keeping the same original flooring. Left hand side will have a big bar. Right side will have seating. Use elements we have picked up from around the world. Specifically, designs being inspired by the Carnegie Music Hall Foyer Event Center in Pittsburgh.

J. Bandy – It will all be real stone and brick going on the building.

C. McCreight – Where would delivering come in and would they block the streets?

V. Makris – Most likely the catering would come in from the alley.

V. Makris – The street is vacant 90% of the time, we don't ever see cars there. One car is parked there but has expired plates and hasn't moved. We have no plans to park cars there.

V. Makris – The only reason we went with the steel is so there would be no columns or walls inside the building. It would be a big open space. You will not see any steel.

Public Response or Comments:

Steve Alchin – Lives right across from Landmark Park. The church behind Carnegie just installed a metal roof. Excited to see what the event center brings to Fortville.

David Dunham – Representing the house across the street from the Carnegie, 2 rental properties. Would they be street parking on Church Street? How will the valet parking process work? Will the tenants be able to reach their property if the street is full?

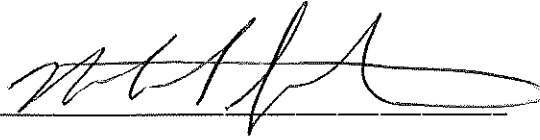
Motion to approve the structural elements of the site plan with the exterior cladding contingent on plan commission approval. N. Sturdevant. 2nd R. Holland. In favor 6-0

Special Meeting on Tuesday October 14th, 2025 at 6:30 to review case - architecture.

Adjourn:

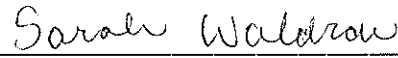
E. Bolander motion to adjourn at 9:23 PM R. Holland 2nd B. Layton Carried 6-0

Board Chairperson:

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

Nathan Sturdevant

Recording Secretary:

A handwritten signature in black ink, appearing to read 'Sarah Waldron', written over a horizontal line.

Sarah Waldron