

Fortville Plan Commission – Special Meeting

Meeting Minutes

Tuesday 10/14/2025 – 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

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

Not Present: Brittney Layton

Town Staff Present: Adam Zaklikowski – Planning and Building Director, Andy Williams – Recording Secretary

Pledge of Allegiance

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

Commission to consider approving Minutes of the August 2025 meeting – Motion to approve – R. Holland. 2nd C. McCreight. In favor 6-0

Public Hearings:

Case No. ARCH-01-2025 – 115 N Main St. (2:32)

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

Julie Bandy and Dr. Vasilis Makris give presentation showing the inside design and changes they have made from the last meeting on 9/30/2025.

- Met with Stephen Allen, historical buildings architect. Bandy and Makris's vision did not meet with Allen's vision for the project. Meeting was run short and did not come to an agreement of the use for the space.

Commission Member Questions and Comments:

R. Holland – What are you asking for us to decide?

J. Bandy – We bought the building to create a project. We are asking for permission to change some elements on the front/original building. I have brought back some ideas that we like.

N. Sturdevant – What I would ask the commission, it feels like personal preferences should not be taken into consideration. We should be thinking about are there things that are negatively impacted to the town. What goes in is positive to the town.

J. Bandy – What windows do you like? Those are the questions you have to have answered.

C. McCreight – I'm all for the quoins to help with the transition.

C. McCreight – The new front door we are all ok with

R. Holland – Ok with brick all the way down, square windows. The new roofline is ok with the new design.

On agreement with the following

- All brick
- Coiner quoins all the way around, new building and old
- Bricks around with ledge, new building and old
- New rod iron and glass main door, side door will be square
- Upgraded roof – non-metal
- New windows to match original including side windows - can be smaller
- Dentil work to be included, new building and old
- Parapet on the front of old building
- Entrance as presented

A. Zaklikowski – Waiting for other departments to review in order to issue the permit to begin building

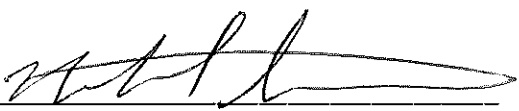
J. Renner – Concerns about the building doors that swing into alley onto sidewalk, liability issues. Raise the sidewalk to put the downspouts under the sidewalk for drainage down to Main Street. Only block that allows parking on southside, town needs to restrict parking

and widen sidewalk. The water meter needs to be on the property. Property owners responsibility to keep sidewalks clean.

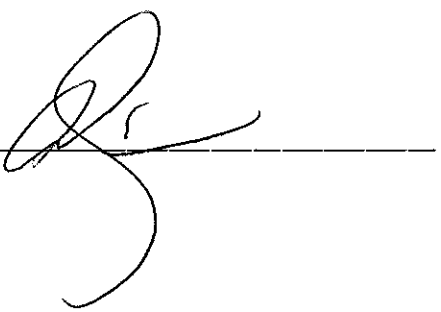
Motion to approve with the concept renderings and details mentioned this evening – N. Sturdevant. 2nd R. Holland. In favor 6-0

Adjourn:

R. Holland motion to adjourn at 7:40 PM 2nd C. McCright. Carried 6-0

Board Chairperson: 

Nathan Sturdevant

Recording Secretary: 

Andy Williams