

Fortville Plan Commission
Meeting Minutes
Tuesday 11/25/2025 – 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: Nathan Sturdevant, Brittney Layton, Robert Holland, Chris McCreight, Joe Murphy, Tracy Bills, Zachary Fager (via Zoom)

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

Pledge of Allegiance

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

Commission to consider approving Minutes of the September 30, 2025, meeting and October 14, 2025 – Motion to approve – R. Holland 2nd B. Layton. In favor 7-0

New Business/Public Hearings:

Case No. RZ-03-2025 – Vernon Woods PUD (L&M Wilson Property)

Commission to consider a request to grant a Favorable Recommendation to Town Council of Ordinance 2025-11B, a Rezone of approximately 45.15 acres between 200 West and Fortville Pike, north of Fortville Elementary School. Request by M/I Homes.

Adam Zaklikowski presentation of plans (4:35)

- The request is to rezone from R-3.5 to PUD to allow customized development standards, including 99 homes, a minimum 62-foot lot width, and an overall density of approximately 2.19 dwelling units per acre, consistent with the Town's Suburban Residential Comprehensive Plan designation.
- Proposed PUD standards include enhanced architectural materials (no vinyl siding), sidewalks and trail connections, landscaping and tree preservation, public safety features, and a park donation of \$500 per lot due to site constraints.

Comments and Questions

R. Holland – How do we get the walk path connected from the Mt. Vernon North subdivision into this one?

A. Zaklikowski – The path is in Pink. Between lots 8 and 9. Sidewalk system on one side of the road going over the creek.

B. Layton – In a neighborhood like this, do we have an average population of what we could expect?

A. Zaklikowski – 2.7 people per household. Based on 2020 Census Hancock County has an average of 2.5 people per household.

B. Layton – Who is responsible for the roadway construction through there?

A. Zaklikowski – The developer would be responsible. Asked developer to do a traffic impact analysis.

B. Layton – Has or will a utilization or capacity study have been done recently of our utilities such as the water plant and storm sewer in that area?

A. Zaklikowski – May have to do some modifications to the existing lift station that's in the area to provide that capacity. There is a plan that's underway right now to help.

C. McCreight - The sidewalk, although the drawing here does not show it, does continue along 200 all the way from Mount Vernon North to the new elementary school is that apart of the new trail system?

A. Zaklikowski – No. The trail crosses along the west side with a crosswalk.

Z. Fager – Is the traffic study the only way there would be turn lanes put in? On the west side of the property where this exits, it's directly meeting the intermediate school.

A. Zaklikowski – It is safer to align driveways with roadways rather than having them offset because when they're offset, it can create different collisions from more movements. So, the more that they can align the better.

B. Layton - The proposed standard is 2.2 dwelling units per acre. So isn't that less dense?

A. Zaklikowski – It is overall.

Petitioner

Dominic Dreyer – M/I Homes – Land Entitlement Manager – give presentation about neighborhood. Estimated price, \$400,000 was the average sales price. We do have some

floor plans that will probably come in around the \$380,000, depending on how people So 380 to 425 is kind of the range we're looking at.

Johnathan Issacs – M/I Homes – Director of Land Acquisition – Explains the price points and how the neighborhood impacts the schools.

Questions for Petitioner

J. Murphy – Looking at front and rear setbacks. Why was this decision made?

J. Issacs – Wanting to utilize the space for living areas and helps budget.

J. Murphy – Is there a plan to put a park in or just impact fees?

J. Issacs – We have plenty of open space in community. We want to come up with an amenity that will benefit the community.

C. McCreight – With the ^{three} ~~tree~~ car garage does the driveway change size?

J. Issacs – It will be the same. The length would be the same.

C. McCreight – If the possible path between 8 and 9 was a roadway would that reduce the number of homes in the neighborhood?

J. Issacs – We would loose one lot. Schools would decide that and possibly put in a walkway with the roadway.

B. Layton – Regarding renting issue, will that include a cap on rental properties that are allowed.

J. Issacs – 10% cap discussed

B. Layton – Are there any safety measures around the ponds?

J. Issacs – There are design standards around ponds but no fences

J. Murphy – Will there be street parking on both sides of the road?

A. Zaklikowski – We will most likely do one side with signs

Public Comments

Mike Russel – Lives right across from the entrance on Fortville Pike. Putting a connector to the school and worried people will be cutting through. The last traffic study that was done was done on a non-school day week. Turn lane would cut into his yard and concerned about getting into driveway and how mail would be delivered. Drainage into ditch would cause flooding and impact water flow.

Dave Strantz – Lives in Mt. Vernon Point. Curious how they would be offering a plot of land for a park and who would be taking care of it. They were not creating a park because they wanted to but because they had to. Worried about the drainage in the creek.

Doug Moore – Lives in woods in cut out. Looks like they would need a right of way or turn lane into property. Are there any plans to go into his front yard for that. Would the utilities be going in the East side of West side. Would just like to know in advanced. How close will the homes be to his house along the Southwest corner.

Jack Parker – Superintendent of Mt. Vernon Schools. Student Capacity Study has been done and we know a student yield for the homes and know what to expect. A path directly down the East side of 200 is the best to connect to our walking path. Allowing access to go East keeps the kids out of the woods and lets them walk safely.

Petitioner Response

D. Dreyer – Would like to talk to neighbors and how they can voice their concerns with traffic. Storm Water Management Plan will be done accordingly. Utilities come from the West side of property.

Motion for a Favorable Recommendation – B. Layton 2nd R. Holland. Carried 7-0

Adjourn:

Motion to adjourn at 8:30PM J. Murphy 2nd R. Holland. Carried 7-0

Board Chairperson:



Nathan Sturdevant

Recording Secretary:



Sarah Waldron