

Fortville Plan Commission

Meeting Minutes

Tuesday 12/29/2025 – 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, Britney Layton, Robert Holland, Tracy Bills, Zachary Fager.

Commission Members Absent: Chris McCreight, Joe Murphy.

Town Staff Present: Adam Zakilkowski – Planning and Building Director, Alex Intermill – Town Attorney.

Pledge of Allegiance

Approve the Meeting Agenda – Motion to approve – B. Layton 2nd R. Holland. In favor 5-0

Commission to consider approving Minutes of the November 2025 - Motion to approve with modification on page 3 – B. Layton 2nd R. Holland. In favor 5-0

New Business/Public Hearings:

Case No. RZ-02-2025 – Stokes Zoning

Commission to consider a request to grant a Favorable Recommendation to the Town Council of Ordinance 2025-11A, a Rezone assigning various Fortville zoning districts to recently annexed land (3 parcels) owned by Samuel Stokes at US 36 and N 300 West of approximately 120.62 acres.

Adam Zakilkowski presentation of plans (7:20)

Questions

B. Layton - For buffers between lots would be left for the developer or automatically being incorporated apart of the rezone?

A. Zakilkowski – Regulations automatically incorporated as part of the rezone per zoning; To be implemented by developers.

R. Holland – is there a particular reason why the commercial suburban extended down to the far southwest corner of this parcel as the county had it originally?

A. Zaklikowski – Thought process was we wanted to have an area where it would be large enough to have a small retail shopping center. At about 12 and a half acres, the sweet spot for enough acreage to be able to accommodate those types of uses.

N. Sturdevant – Can you describe uses of Light Industrial?

A. Zaklikowski – The owner of that land would be able to develop by right any of the uses in the zoning ordinance that are prescribed for light industrial, it's less dirty industry.

Petitioner Comments

Sam Stokes – Petitioner – this area is the entrance into the town and was pleased to hear the comments about zoning. Concerned about what might go in there and would like to see something that would be beneficial to the town. What is the buffer in the residential area?
A. Zaklikowski – Buffer yard type 3, 25' wide area. Setback begins there.

Public Comments

Tony Garst – Brother and I own property in the area. Main concern is drainage. We don't want mounds. All that water is going to come on us. How many acres per lot? Flood plain in the woods and might not be able to build on that. Are they able to drain that?

N. Sturdevant – It will come across the board again before anything is put in.

B. Layton - But when a developer chooses to use this property, there's going to have to be some form of hydrologic study because it's right along that highway and they'll be required to put in appropriate drainage.

Questions or Concerns

B. Layton – Request, when you're working with the developer and it comes up, would you please consider working to make an appealing entrance along that road since it's the entrance to the town.

R. Holland - Only concern is we have other opportunities for industrial flex office space in town and other places, whereas this is our last obviously viable commercial suburban opportunities. And it's right along our most prime location, which along 67.

Motion to Approve – Combine Z-1 and Z-2 into a single parcel with CC Zoning – R. Holland
2nd B. Layton. Carried 5-0

Adjourn:

Motion to adjourn at 7:27PM R. Holland. 2nd B. Layton Carried 5-0

Commission President:



Nathan Sturdevant

Recording Secretary:



Sarah Waldron