



TOWN OF FORTVILLE

714 E. Broadway, Fortville, IN 46040
(317) 485-4044 | www.Fortville.IN.gov



TOWN COUNCIL AGENDA - MONDAY, JANUARY 5TH, 2026 - 6:30 PM

Elected Officials & Term Dates

1st District

Tonya Davis - 1/1/24-12/31/27

Sean Morgan - 9/23/2025-12/31/27

2nd District

Ryan Rummell - 1/1/23-12/31/26

Libby Wyatt - 1/1/24-12/31/27

At-Large

Fred "Fritz" Fentz - 1/1/23-12/31/26

Clerk-Treasurer

Melissa Glazier - 1/1/24-12/31/27

Town Department Heads

Town Manager

Joe Renner

Police

Chief Patrick Bratton

Planning & Building

Adam Zaklikowski, AICP

Human Resources & Office Manager

Andy Williams

Utilities & Accounts Payable

Angie Renner, Manager

Water Treatment Plant

David Thompson, Superintendent

Parks & Recreation

Heath Luther, Manager

Public Viewing Access

Livestream available through Zoom

- Call-In Number: 1-305-224-1968
- Meeting ID: 847 9406 3631
- <https://us02web.zoom.us/j/84794063631>

Public meeting video library available on
YouTube: @townoffortville1865

Meeting Repository available at
<https://dashboard.townweb.com/meeting-repository>

Upcoming Meetings

- Wed. Jan. 7: Police Commission
- Thur. Jan 15: RDC
- Tue. Jan. 20: Town Council
- Tue. Jan. 27: Plan Commission
- Thur. Jan. 29: BZA

ADA Accommodations Notice

In compliance with the Americans with Disabilities Act (ADA), the Town of Fortville is committed to ensuring that individuals with disabilities can fully participate in public meetings. Reasonable accommodations or assistance will be provided upon request. To request accommodations, please contact Andy Williams, Office Manager, at (317) 482-4048 or awilliams@fortville.in.gov at least 48 hours before the scheduled meeting.

1. Meeting Opening

- Call Meeting to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- 2026 Town Council Appointments
 - Council will consider **appointment of a President**.
 - Council will consider **appointment of a Vice President**.
- The Council will consider **approval of, or any changes to, the evening's meeting agenda**.
- The Council will consider **approval of the minutes of the previous meeting - December 15th, 2025**

2. Old Business

- The Council will consider the **2nd Reading (adoption) of Ordinance 2025-11A assigning zoning designations to the recently annexed Stokes Property at US 36 and 300 West.**

3. New Business

- The Council President will consider **appointment of the following individuals to the Redevelopment Commission (RDC) for 2026: Ed Brand, Dan Huge, Chris McCreight, and Stacy Nielsen** (non-voting member).
- The Council will consider **appointment of the following individuals to the RDC for 2026: Mike Kelty, Scott Meyer.**
- The Council will consider **appointment of one (1) resident to the Police Commission.**
- The Council will consider discussion of **fees/donations for Public Safety and other purposes for new Planned Unit Developments (PUDs)**. Request for discussion by Tonya Davis, Council President.

4. Department Reports

- Town
- Planning & Building
- Parks & Recreation
- Police
- Clerk-Treasurer
- Legal

5. **Public Comments** - 2 minutes per person

6. **Council Member Comments**

7. Meeting Closure

- The Council will consider **approval & signing of the accounts payable vouchers.**
- The Council will consider **adjournment of the meeting.**

Happy
New Year

TOWN OF FORTVILLE

ORDINANCE NO. 2025-11A

Change of Zoning Classification – Stokes Property (US 36 / 300 W)

RECITALS

1. Pursuant to Indiana Code §§ 36-7-4-600 *et seq.*, the Town Council of the Town of Fortville (“Council” and “Town,” respectively) has lawfully adopted a Zoning Ordinance, the terms of which are applicable to the geographic area consisting of the incorporated area of the Town, and which Zoning Ordinance has been codified in the Town’s Code of Ordinances.
2. Pursuant to Indiana Code § 36-7-4-602, the Council is authorized to amend the map that is part of the Zoning Ordinance.
3. The Fortville Advisory Plan Commission (“Plan Commission”) rendered a Favorable Recommendation after conducting a Public Hearing at their meeting on December 29, 2025 regarding a request to assign zoning to recently annexed certain real property of approximately 120.62 acres from Hancock County CN and Hancock County R1.0 to various Fortville districts as depicted in attached Exhibit A (Legal Description and Map), with the condition that Parcels Z1 and Z2 be consolidated and zoned entirely as Commercial: Community (CC), as agreed to by the petitioner.
4. In accordance with Indiana Code § 36-7-4-605, the Plan Commission certified its recommendation regarding the Rezone to the Town Council.
5. The Council has considered the Plan Commission’s recommendation and, in accordance with Indiana Code § 36-7-4-608, desires to adopt the proposed change in zoning for the Real Estate.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Council as follows:

SECTION 1. The official Zoning Map accompanying and made part of the Zoning Ordinance is hereby amended to change the zoning classification of the real property from Hancock County CN and Hancock County R1.0 to various Fortville districts as depicted in attached Exhibit A (Legal Description and Map), and as recommended via a condition by the Plan Commission.

SECTION 2. The *10-Year Comprehensive Plan Map (2034)* shall be updated accordingly by the Planning & Building Director.

SECTION 3. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect upon adoption.

[Signature Page Follows]

Introduced and filed on the 3rd day of November, 2025.

Duly ordained and passed on the _____ day of _____, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

AYE		NAY
	Tonya Davis, President	
	Ryan Rummell, Vice President	
	Frederick (Fritz) Fentz, Member	
	Elizabeth (Libby) Wyatt, Member	
	Sean Morgan, Member	

ATTEST:

Melissa Glazier
Clerk-Treasurer

Approved as to Form by: Alex Intermill, Town Attorney, Bose McKinney & Evans LLP

Prepared by: Adam Zaklikowski, AICP, Planning & Building Director

Exhibit A - Legal Description and Map

See following pages.

EXHIBIT "1"

STOKES REZONE PARCELS

A PROPOSED PARCEL REZONED Z-1, INDUSTRIAL LIGHT (IL), ACROSS PART OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF FORTVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, PART OF A TRACT OF LAND OWNED BY SAMUEL E STOKES, INSTR. No. 202102149, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 6 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA; THENCE SOUTH 1 DEGREE 04 MINUTES 47 SECONDS EAST 1,029.84 FEET ALONG THE EAST LINE OF SAID SECTION TO THE SOUTH LINE OF STATE ROAD 67 (BROADWAY STREET); THENCE SOUTH 56 DEGREES 06 MINUTES 22 SECONDS WEST 1,125.52 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 56 DEGREES 06 MINUTES 22 SECONDS WEST 2,044.42 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE; THENCE SOUTH 0 DEGREES 11 MINUTES 24 SECONDS EAST 136.00 FEET ALONG SAID QUARTER SECTION LINE; THENCE NORTH 88 DEGREES 49 MINUTES 38 SECONDS EAST 2,663.65 FEET TO THE EAST LINE OF SECTION 17; THENCE NORTH 0 DEGREES 24 MINUTES 10 SECONDS WEST 219.42 FEET ALONG SAID EAST LINE TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 1 DEGREE 04 MINUTES 47 SECONDS WEST 934.02 FEET ALONG SAID EAST LINE; THENCE SOUTH 56 DEGREES 06 MINUTES 22 SECONDS WEST 747.61 FEET; THENCE NORTH 33 DEGREES 57 MINUTES 47 SECONDS WEST 585.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 48.13 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST ZONE OF THE INDIANA STATE PLANE COORDINATE SYSTEM, NAD83(2011).



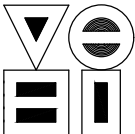
12/01/2025

VS ENGINEERING, INC.
MATTHEW R. HEALY, P.S.
PROFESSIONAL SURVEYOR NO. 21000201
STATE OF INDIANA



PARCEL INFORMATION SHOWN ON EXHIBIT "5"	VS Proj. No. 2505754
	Drawn By: RJS
INST. No. 202102149, DATED 2/9/2021. PT. OF, SEC. 16 & 17, T17N, R6E, TOWN OF FORTVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA	Date: 11/07/2025
	Checked By: MRH
	Date: 11/25/2025

THIS EXHIBIT WAS PREPARED BY:



VS ENGINEERING, INC.

4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254
TEL. (317) 293-3542 FAX: (317) 293-4737

EXHIBIT "2"
STOKES REZONE PARCELS

A PROPOSED PARCEL REZONED Z-2, COMMERCIAL COMMUNITY (CC), ACROSS PART OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF FORTVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, PART OF A TRACT OF LAND OWNED BY SAMUEL E STOKES, INSTR. No. 202102149, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 6 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA; THENCE SOUTH 1 DEGREE 04 MINUTES 47 SECONDS EAST 1,029.84 FEET ALONG THE EAST LINE OF SAID SECTION TO THE SOUTH LINE OF STATE ROAD 67 (BROADWAY STREET) AND THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES 06 MINUTES 22 SECONDS WEST 1,125.52 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 33 DEGREES 57 MINUTES 47 SECONDS EAST 585.00 FEET; THENCE NORTH 56 DEGREES 06 MINUTES 22 SECONDS EAST 747.61 FEET PARALLEL WITH SAID SOUTH LINE TO SAID EAST LINE; THENCE NORTH 1 DEGREE 04 MINUTES 47 SECONDS WEST 696.07 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 12.58 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST ZONE OF THE INDIANA STATE PLANE COORDINATE SYSTEM, NAD83(2011).



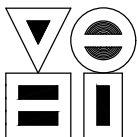
12/01/2025

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MATTHEW R. HEALY, P.S.
PROFESSIONAL SURVEYOR NO. 21000201
STATE OF INDIANA



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4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254
TEL. (317) 293-3542 FAX: (317) 293-4737

EXHIBIT "3"

STOKES REZONE PARCELS

A PROPOSED PARCEL REZONED Z-3, RES: MULTI-FAMILY (RH), ACROSS PART OF NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF FORTVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, PART OF A TRACT OF LAND OWNED BY SAMUEL E STOKES, INSTR. No. 202102149, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 6 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA; THENCE SOUTH 1 DEGREE 04 MINUTES 47 SECONDS EAST 1,329.97 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 35 MINUTES 27 SECONDS EAST 1,100.00 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER; THENCE SOUTH 1 DEGREE 04 MINUTES 47 SECONDS EAST 515.00 FEET PARALLEL WITH SAID WEST LINE; THENCE SOUTH 88 DEGREES 35 MINUTES 27 SECONDS WEST 1,100.00 FEET PARALLEL WITH SAID NORTH LINE TO SAID WEST LINE; THENCE NORTH 1 DEGREE 04 MINUTES 47 SECONDS WEST 515.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 13.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST ZONE OF THE INDIANA STATE PLANE COORDINATE SYSTEM, NAD83(2011).



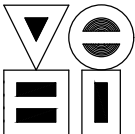
12/01/2025

VS ENGINEERING, INC.
MATTHEW R. HEALY, P.S.
PROFESSIONAL SURVEYOR NO. 21000201
STATE OF INDIANA



PARCEL INFORMATION SHOWN ON EXHIBIT "5"	VS Proj. No. 2505754
	Drawn By: RJS
INST. No. 202102149, DATED 2/9/2021. PT. OF, SEC. 16 & 17, T17N, R6E, TOWN OF FORTVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA	Date: 11/07/2025
	Checked By: MRH
	Date: 11/25/2025

THIS EXHIBIT WAS PREPARED BY:



VS ENGINEERING, INC.

4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254
TEL. (317) 293-3542 FAX: (317) 293-4737

EXHIBIT "4"

STOKES REZONE PARCELS

A PROPOSED PARCEL REZONED Z-4, RES: MULTI-FAMILY (R3.5), ACROSS PART OF NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF FORTVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, PART OF A TRACT OF LAND OWNED BY SAMUEL E STOKES, INSTR. No. 202102149, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 6 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA; THENCE SOUTH 1 DEGREE 04 MINUTES 47 SECONDS EAST 1,844.97 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 35 MINUTES 27 SECONDS EAST 1,100.00 FEET PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 1 DEGREE 04 MINUTES 47 SECONDS WEST 515.00 FEET PARALLEL WITH SAID WEST LINE TO SAID NORTH LINE; THENCE NORTH 88 DEGREES 35 MINUTES 27 SECONDS EAST 912.15 FEET ALONG SAID NORTH LINE; THENCE SOUTH 0 DEGREES 48 MINUTES 05 SECONDS EAST 1,254.00 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 27 SECONDS WEST 694.74 FEET PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 0 DEGREES 48 MINUTES 05 SECONDS EAST 76.68 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 88 DEGREES 37 MINUTES 11 SECONDS WEST 1,310.94 FEET ALONG SAID SOUTH LINE TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 1 DEGREE 04 MINUTES 47 SECONDS WEST 814.97 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 47.13 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST ZONE OF THE INDIANA STATE PLANE COORDINATE SYSTEM, NAD83(2011).



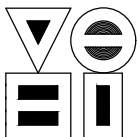
12/01/2025

VS ENGINEERING, INC.
MATTHEW R. HEALY, P.S.
PROFESSIONAL SURVEYOR NO. 21000201
STATE OF INDIANA



PARCEL INFORMATION SHOWN ON EXHIBIT "5"	VS Proj. No. 2505754
	Drawn By: RJS
INST. No. 202102149, DATED 2/9/2021. PT. OF, SEC. 16 & 17, T17N, R6E, TOWN OF FORTVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA	Date: 11/07/2025
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4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254
TEL. (317) 293-3542 FAX: (317) 293-4737

EXHIBIT "5"
STOKES REZONE PARCELS

(Z-1) INDUSTRIAL LIGHT
(IL) 48.13 ACRES

(Z-2) COMMERCIAL
COMMUNITY
(CC) 12.58 ACRES

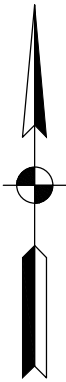
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30-02-17-800-012.000-016

(T2) TAX ID No.:
30-02-16-200-002.000-016

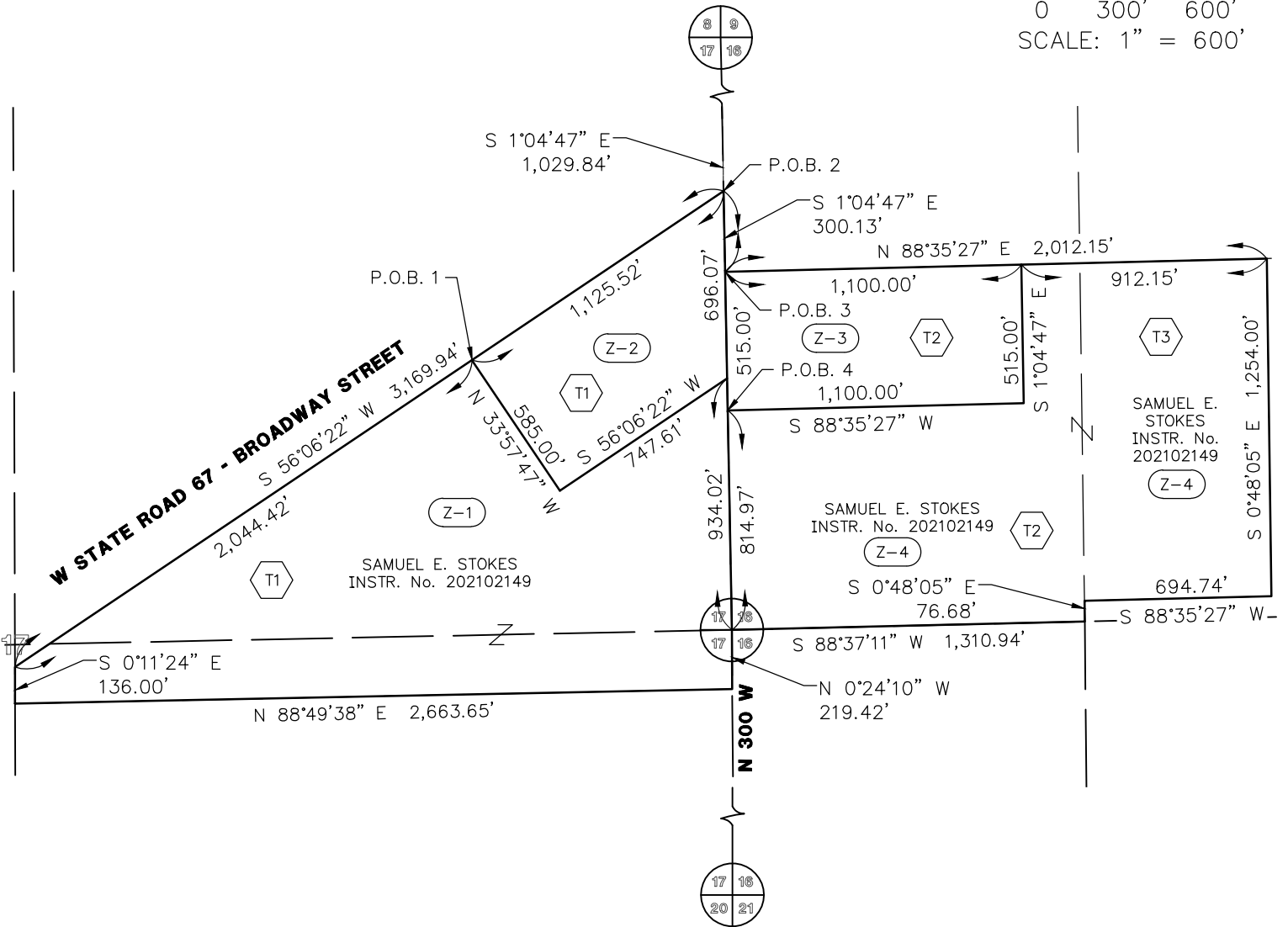
(Z-3) RES: MULTI-FAMILY
(RH) 13.00 ACRES

(Z-4) RESIDENTIAL 3.5
(R3.5) 47.13 ACRES

(T3) TAX ID No.:
30-02-16-200-003.000-016



0 300' 600'
SCALE: 1" = 600'



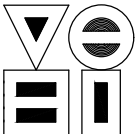
NOTE:
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY, OR A SURVEYOR LOCATION REPORT.

LEGEND

— — — — —	SECTION LINE
— — — — —	PROPERTY LINE
— — — — —	SUBJECT PARCEL LINE

PARCEL INFORMATION SHOWN ON FACE OF EXHIBIT	VS Proj. No. 2505754
	Drawn By: RJS
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	Checked By: MRH
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**ADVISORY PLAN COMMISSION
EST. 2020**

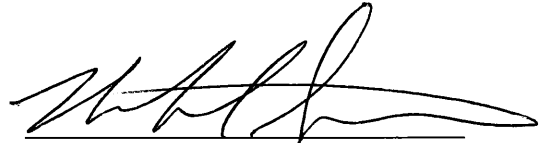
Members of the Fortville Town Council:

In accordance with Indiana Code § 36-7-4-605 (3), the Fortville Advisory Plan Commission hereby certifies to you, the legislative body, that a POSITIVE Recommendation was issued on December 29, 2025 for Ordinance No. 2025-11A "Change of Zoning Classification – Stokes Property" to assign zoning to the recently annexed property of 120.62 acres from Hancock County CN and Hancock County R1.0 to various Fortville districts as depicted within Exhibit A in the ordinance, as presented. A Public Hearing was conducted in accordance with Indiana Code.

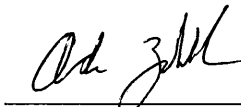
Additional Conditions Issued:

COMBINE Z-1 AND Z-2 INTO A SINGLE PARCEL WITH
CC (COMMERCIAL COMMUNITY) ZONING

On the Recommendation, 5 Members voted Aye, 0 Members voted Nay, and 2 Members Abstained or were not present.


Nathan Sturdevant, President

ATTEST:


Sarah Waldron, Recording Secretary
Adam Zaklikowski, Planning + Bldg. Dir.