

Fortville Plan Commission

Meeting Minutes

Tuesday 1/27/2025 – 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, Robert Holland, Tracy Bills, Chris McCreight, Joe Murphy.

Commission Members Absent: Brittney Layton, Zachary Fager

Town Staff Present: Adam Zaklikowski – Planning and Building Director, Sarah Waldron – Recording Secretary, Tyler Ochs – Bose McKinney & Evans

**Pledge of Allegiance**

**Approve the Meeting Agenda** - Motion to approve – R. Holland 2<sup>nd</sup> C. McCreight. In favor 5-0

**Commission to consider approving Minutes of the December 2025** - Motion to approve – R. Holland 2<sup>nd</sup> C. McCreight. In favor 5-0

**Commission to Select a President and Vice President for 2026 -**

R. Holland nominated N. Sturdevant for President. 2<sup>nd</sup> C. McCreight in favor 4-0

R. Holland nominated B. Layton for Vice President. 2<sup>nd</sup> C. McCreight in favor 4-0

**New Business/Public Hearings:**

Case No. PP-01-2026

Commission to consider approval of a 98-lot Primary Plat for the Ironbrook neighborhood (formerly know as Wilson Property, Vernon Woods) located on 45 acres between 200 West and Fortville Pike, north of Mt. Vernon School District property.

Adam Zaklikowski presentation of plans (4:45)

Questions

R. Holland – Is there a plan for lights?

A. Zaklikowski – Residential neighbors need to follow town utility street standards.

C. McCreight – Do we know what the gate will look like?

A. Zaklikowski – Not been decided, would be up to school district.

C. McCreight – Preference would be 2 smaller hinged gates, so the sliding gate isn't sliding into people's yards.

N. Sturdevant – Would the access road be open to public if gate was open?

A. Zaklikowski – Just for bus traffic, would have a remote clicker to open the gate.

R. Holland – Would first responders have access to the gate?

A. Zaklikowski – Yes

#### Petitioner Comments

D. Dreyer – Land Entitles Manager with M/I Homes – Would want to put gate closer to the neighborhood so people don't use that as additional parking. A few buses would use not all the buses.

N. Sturdevant – Is the school providing connection to the road?

D. Dreyer – A crosswalk into their internal system. Wouldn't be a dead end.

A. Zaklikowski – If they can add that onto the construction plans

J. Murphy – Does the access road not have chair backed curbs?

D. Dreyer – No, would be private access road

R. Holland – Is there a reason there couldn't be a chairback curb. Would end up with a bunch of muddy roads. Would be nice for the homeowners to have that protection.

A. Zaklikowski – We can require that. The existing road that goes through the school does not have chair back

#### Public Comments

Mike Russell – Lives across from development. They did move the entrance directly across from my driveway. Speed limit change? Passing blister on East side of road would come into yard. Idea would be to put a center turn lane in and go into their side of the road. No blister is on the next subdivision up the road.

#### Government Comments

Joe Renner – no utilizes would go through Russell yard. Is a passing blister required or is that after the traffic study?

A. Zaklikowski – Would be shown in the traffic study. Passing blister would depend on the speed limit as well.

#### Questions or Concerns

D. Dreyer – Assumed the traffic study would show the need for a passing blister and that's why we originally added in the plans

N. Sturdevant – Typically, do not have a driveway in passing blister, makes it harder for homeowner to enter and exit driveway, goes for mail too.

C. McCreight – Do you have a main entrance?  
D. Dreyer – Off 200 W where the first phase is.

A. Zaklikowski – The pond on the west side of the neighborhood. Requested to do a better landscape and designed pond. A masonry ledge with a fountain. More community branding and not over the top.

C. McCreight – Is the entire access road deeded to the school? They would take care of that. Would the drainage plan change with adding the chair backed curbs?

D. Dreyer – Yes, the school would take care of the road.

J. Coyle – Yes, it would change drainage plan but that can be adjusted

Motion to Approve with adding chairback curbs to both side of access road, developer to provide a completed sidewalk connection to school sidewalk system, require speed limit recommendation as part of completed traffic study - R. Holland 2<sup>nd</sup> C. McCreight. In favor 5-0

#### Board Comments

R. Holland discuss and seek input on his proposal to restrict out new non-taxable properties along Broadway

#### **Adjourn:**

Motion to adjourn at 7:45PM - R. Holland 2<sup>nd</sup> C. McCreight. In favor 5-0

Commission President: \_\_\_\_\_

Nathan Sturdevant

Recording Secretary: \_\_\_\_\_

Sarah Waldron