

Fortville Plan Commission

Meeting Minutes

Tuesday 3/31/2026 – 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, Zachary Fager, Brittney Layton (via Zoom)

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

**Pledge of Allegiance**

**Approve the Meeting Agenda** - Motion to approve – R. Holland 2<sup>nd</sup> J. Murphy - In favor 7-0.

**Commission to consider approving Minutes of the January 2026** - Motion to approve of the noted comments – R. Holland 2<sup>nd</sup> Z. Fager. In favor 7-0.

**New Business/Public Hearings:**

Case No. RZ-01-2026 (Ordinance No. 2026-3C) – Cont. to the April 28 Meeting

Commission to consider a Rezone of approximately 148.32 acres from Hancock County Industrial: General (IG) to Planned Unit Development (Lakefield PUD)(Fortville), with associated Development Standards, near the southeast corner of CR 1000 North and CR 400 West. Note, of the total acreages, approximately 56.69 acres (Durack Property) is pending Annexation into Town limits.

Motion to Continue to April meeting (due to incomplete Public Hearing noticing) - R. Holland 2<sup>nd</sup> B. Layton. In favor 7-0.

Case No. TA-01-2026 (Ordinance No. 2026-3B)

Commission to consider an Amendment to the Mercho-SC Bodner PUD modifying the uses, plans, and development standards pertaining to the Area B, east side of the planned S. Madison Blvd., south of Broadway St.

Adam Zaklikowski presentation of plans (8:00).

### Questions

Sturdevant – Will each design come before the board, project specific or are we approving everything tonight that we see here? I'm seeing an additional driveway onto 1000 N.

Zaklikowski – Could be adjusted as plans become more detailed. If the Plan Commission has a problem with the driveway location for it to be known tonight and make note of it.

Fager – In the old plans there was a retention pond on 1000 W, is the pond closer to 1000 N now?

Zaklikowski – I would say it is closer.

Layton – What did the pedestrian area look like?

Zaklikowski – I believe it was an 8-foot asphalt path along the west side of the road. It would require a sidewalk as each parcel gets developed.

### Petitioner Comment

Joe Calderon - Representing developer – No setbacks were changed in the new ordinance; we did provide more detail. Put in 20 restricted uses. Added more details in the masonry requirements. Do have fountains in every retention pond and added a masonry ledge to the pond at main entrance. Multi building development and need more spread-out nature for the roads and curb cut.

Sturdevant - When it comes to curb cuts, has traffic study/impact study been done?

Dillon Reynolds, Spaceco (project engineer) – Garden Street does and traffic study can be done once this gets finalized. There is a complete traffic study for South Madison.

McCreight – Is the design to develop all the buildings at the same time? Can you explain the covered storage.

Curtiss Irving - We want to get everything approved first; northern part will be done first and allow the other areas to be marketed. Tenants will have access to the 3-sided storage if they need extra storage space. Three sides with roof.

### Public Comments

Joel Combs – lives across from development on 1000 N – Originally happy about the retention pond being across from them but now it will be building 7 & 8, we are worried about light and noise pollution. Buffers would be beneficial. Restrictions on gas stations?

Michael Crause – Owner of Fortville Feeders – Semi blocks Industrial Drive up to 45 minutes when unloading. Asking for traffic study once everything around here is built, McDonalds/Pizza King. Request is to make Industrial Drive one way, going South so you can get into industrial park but not out. Want in writing from the Town that I am grandfathered in and worried the town could take it from me.

Petitioner Response

Calderon – Will have buffer yard along 1000 N. Traffic will be finalized after traffic study for an additional access and one way road suggestion. Gas Station is not permitted in CC, will add to restricted uses list.

Zaklikowski – Buffer yards would be Buffer Yard Type 3, 25ft wide strip of mound, trees, shrubs, etc.

Motion to Approve with two conditions. Add gas stations to the list of prohibited uses and require a new traffic study – R. Holland 2<sup>nd</sup> J. Murphy - In favor 7-0.

Board Comments

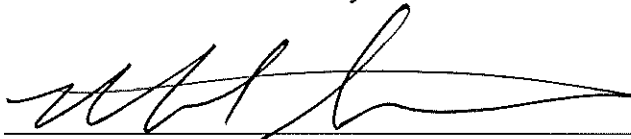
Continue the discussion from the January meeting regarding a zoning overlay along Broadway that would restrict non-taxable uses. There is concern that it may not be feasible to limit uses based solely on non-taxable status, such as religious institutions.

- A. Intermill suggested exploring use metrics and zoning conditions to determine whether it would be appropriate to prohibit certain types of uses, rather than targeting entities based on their tax-exempt status.
- A drafted ordinance will be put together and brought to the May Plan Commission meeting.

**Adjourn:**

Motion to adjourn at 7:59PM - R. Holland 2<sup>nd</sup> B. Layton. In favor 7-0.

Commission President:



Nathan Sturdevant

Recording Secretary:



Sarah Waldron