

Martinsville Planning Commission
Meeting Agenda
Tuesday, October 28, 2025
7:00 PM - City Hall, Council Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Consideration of the Minutes

- A. Consideration of the September 23, 2025, Planning Commission Meeting Minutes

Unfinished Business

- A. Docket Number PC No. 25017 - Final Detail Plans for PUD - Artesian Place - TH Investment
- B. Docket Number. PC No. 25026 - Amended Rezone - B-2 R-2 toR-3 -1209 -1269 S. Main St., 1190 S. Marilyn St. - Rooted Oaks Construction

New Business

- A. Discuss Procedural

Next Regular Meeting

- A. The next regular meeting will be on Tuesday, November 25, 2025, beginning at 7:00 PM in the Council Chambers (Room 202), City Hall, 59 S. Jefferson St., Martinsville, IN.

Adjournment

Any individuals who requires aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN, contact Ben Meridia, ADA Coordinator, 56 North Main Street, Martinsville, IN, 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

MARTINSVILLE PLAN COMMISSION MEETING MINUTES
September 23, 2025

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, September 23, 2025, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

Richard D. Bastin, Jr.
Steve Bodi
Jim Burkhart
Joe Disney, Chairman
Richard Durnal
Kayleb Foerster
Ann Miller
Jason Scott
Troy Swan
Marilyn Siderewicz, Secretary

Absent:
Rick Heacock

Also present: Bob Strader, Building Inspector
Gary Oakes, City Planner
Dale Coffey, Attorney

PRESENTATION OF MINUTES: Dated August 26, 2025

MOTION: A motion was made by Ann Miller and seconded by Steve Bodi to approve the minutes of the August 26, 2025, Meeting of the Plan Commission. This motion passed unanimously.

OLD BUSINESS:

- 1. Docket No. PC#25017: Final PUD-Final Detail Plans; Address: Artesian Ave; Legal Description: S10 T11 R1E PT NE 10.512 Acres; Owner: Habitat for Humanity of Morgan County**

Steve Bodi stated that he would recuse himself from being involved with Docket #PC25017 since he was knowledgeable of the plans.

Attorney Dale Coffey stated that the request of PC#25017 would deal with the site detail plans.

Brian J. Donato of T & H Investments made the presentation to the Plan Commission. Mr. Donato said the site plan had been reviewed in July. Since then, the playground had been omitted, and then added back in the playground layout. The daycare had been finalized and would accommodate 24-28 children. This met with the Fire Marshall's approval. Mr. Donato said brick would be added on the Artesian Avenue side of the building. He was unsure how the snow removal would be handled.

Bob Strader said the city would be responsible for the snow removal.

The playground will be located next to the 4 ft. retention pond.

Mr. Charlie Fraker, Fire Marshall, said he was okay with the daycare having 24-28 children but questioned the retention pond placement.

Attorney Dale Coffey said he felt the Commission should review the plans and perhaps have some written restrictions regarding some of the questionable issues. He suggested tabling the petition until a later date.

MOTION: Ann Miller made a motion to table Docket No. PC#25017 until the snow removal is resolved, a fence around the playground is agreed upon, and any other questionable issue is addressed. The motion was seconded by Jim Burkhart and passed with nine votes in favor of the motion and Steve Bodi abstaining from the vote.

A list will be given to Attorney Dale Coffey prior to the Plan Commission meeting.

2. Docket No. PC#25024. Sign Approval in the Historic Downtown District; Address: 134 E. Morgan St.; Legal Description: Lots 7-8 Blk Orig Plat Pt; Owner: Bennett Reality Inc.

Mr. Justin Bennett, owner, said he intends to paint the building black and white alabaster. The entire building will be painted with the exclusion of the brick. The upper Juliet balconies will be removed, painted, and put back on the building.

Attorney Coffey said he felt that more information was needed regarding the upper part of the building.

MOTION: Steve Bodi made a motion to table the request of PC#25024 for the painting of the upper part of the building at 134 E. Morgan St. until further information is obtained. The motion was seconded by Ann Miller and passed with nine votes in favor, and Jim Burkhart opposed.

NEW BUSINESS:

1. Docket No. PC#25025, Vacate/Replat; Address: 220 Ferguson Drive, Legal Description: Lot 120 Shireman Estates 2nd Section & Lot 119 Shireman Estates 2nd Section; Owner: Kyle E. & Ashley K. Jewart

Mr. Jewart wishes to replat Lots 119 and 120 in order to build onto his home which is located on Lot 119.

REMONSTRATORS: None.

MOTION: Richard Durnal made a motion to approve the vacating and replatting of Lots 119 and 120 in Shireman Estates 2nd Section as requested by Kyle and Ashley Jewart. The motion was seconded by Ann Miller and passed unanimously.

2. **Docket No. PC#25026. Rezone from B2 & R2 to R3. Address: 1209 S. Main St., 1209 S. Main St, Main St. & 1190 S. Marylin St. Legal Description: Lot 6, 8, 9, 10, 11, & 110 High School Subdivision; Owner: Schwab Family Associates LP, Schwab Foodliner Inc, & William & Helen Schwab Foundation Inc.**

Mr. Mike Gossett made the presentation to the Plan Commission.

DISCUSSION: After a lengthy discussion and a legal advisory with Attorney Dale Coffey, it was determined there was incorrect information concerning the request and this will need to be brought to the Plan Commission at a later date when the information is completed. The petitioner will need to reapply and republish. New notices with correct zones will need to be sent to adjoining property owners and newspapers. This should all be completed by October 28, 2025.

3. **Docket #PC25027: Remodel approval in the Historic Downtown District; Address: 183 N. Jefferson St; Legal Description: Lot 5 Blk 10 Orig Plat Lot 6 Blk 10 Orig Plat Pt 1636.8 Sq. Ft.); Owner: City of Martinsville**

Mayor Kenny Costin made the presentation to the Plan Commission. The Mayor said the request is to construct a restroom and storage area behind the stage. This will be a rough faced block building, and the fence is already built.

REMONSTRATORS: None.

MOTION: Ann Miller made a motion to approve the remodel in the Historic Downtown District as requested by the City of Martinsville. The motion was seconded by Steve Bodi and passed unanimously.

4. **Docket #PC25028: Paint & Siding Approval in the Historic Downtown District Address: 59 S. Jefferson St; Legal Description: Lot 7 & 8 Blk 12 Orig Plat of Martinsville; Owner: City of Martinsville**

Mayor Kenny Costin made the presentation to the Plan Commission.

REMONSTRATORS: None.

MOTION: Ann Miller made a motion to approve Docket #PC25028 for Paint & Siding in the Historic Downtown District requested by the City of Martinsville. The motion was seconded by Kayleb Foerster and passed unanimously.

The next regular session meeting of the Plan Commission will be Tuesday, October 28, 2025, at 7:00 P.M.

ADJOURNMENT: There being no further business, the meeting was adjourned with a motion made by Ann Miller, seconded by Richard Durnal, and passed unanimously.

Joe Disney, Chairman

Marilyn Siderewicz, Secretary

Steve Bodi

James Burkhart

Kayleb Foerster

Richard Heacock (Absent)

Richard Bastin

Rick Durnal

Ann Miller

Troy Swan

Jason Scott



October 8, 2025

Planning Commission
City of Martinsville
59 South Jefferson Street
Martinsville, IN 46151

RE: Artesian Place Townhomes Final Detail Plan, Parcel no. 55-13-10-200-001.003-021, future Lot 7

Dear Planning Commission Members,

Thank you for your time at the September 23rd Planning Commission meeting. Based on the discussions during that meeting T&H Investments and Habitat for Humanity are pleased to submit revised Final Detail Plans for Artesian Place Townhomes. The following changes have been made to the plans.

- **Fencing for the Playground:** Fencing has been added around the playground which is detailed on Site Plan C201. The fence around the playground will be a 4' black aluminum picket fence. Included in our submission is a separate detail for a typical picket fence.
- **Fencing for Daycare:** During the meeting I noted that there would be a fenced in play area for the daycare, but the fencing was not identified on the plans. This has been added on Site Plan C202. This fence would also be a picket fence as noted above for the playground.
- **Fencing for Drainage Ponds:** As noted during the meeting, the drainage ponds will be wet ponds and therefore present a potential danger. T&H has made the decision to add fencing around both ponds. The fence would be a black 4' chain-link fence with 12' access gates for maintenance. This fence is detailed on Site Plan C201 and C202. A detail for a typical chain-link fence is included in the submission.

In addition to the planning-related comments there were some comments unrelated to the plans that were discussed at the meeting including the following.

- **Snow Removal on the Public Right-of-Way:** T&H is willing to take ownership of the snow removal in the public right-of-way serving the future Habitat for Humanity Townhouses. I have reached out to Mr. Coffey to discuss the legal mechanism to memorialize this agreement, and I hope to have more details to present to the Commission at the next meeting.

12821 E. New Market Street, Suite 100, Carmel, IN 46032 | Phone: 317.712.9075

Tandhinvestments.com

- **Project Staging:** During the meeting there was discussion about whether construction on the Habitat for Humanity Townhouses should be able to commence prior to the completion of the 34 rental townhomes and the daycare. T&H and Habitat would like to request that the Habitat Townhouse be able to commence when the major sitework for the rental townhomes and the daycare is complete. I would define major sitework as completion of grading, stormwater management (excluding establishing vegetation), utilities are in place and binder coat is installed. While the rental project has faced some financial headwinds, the required funding is now in place and there is no risk that once we start the project it won't be completed. I personally have completed more than \$500 million in construction projects funded with similar sources as Artesian Place and have never had a project that did not complete construction and be successfully leased. Unlike conventional projects, our project is backed by both the State through their funding as well as the investor and lender which are both Indiana firms and have been involved in the successful completion of hundreds of similar projects not only in Indiana but across the country.

I look forward to discussing the project with the Commission in further detail on October 28th.

Enclosed with this submission are the following documents.

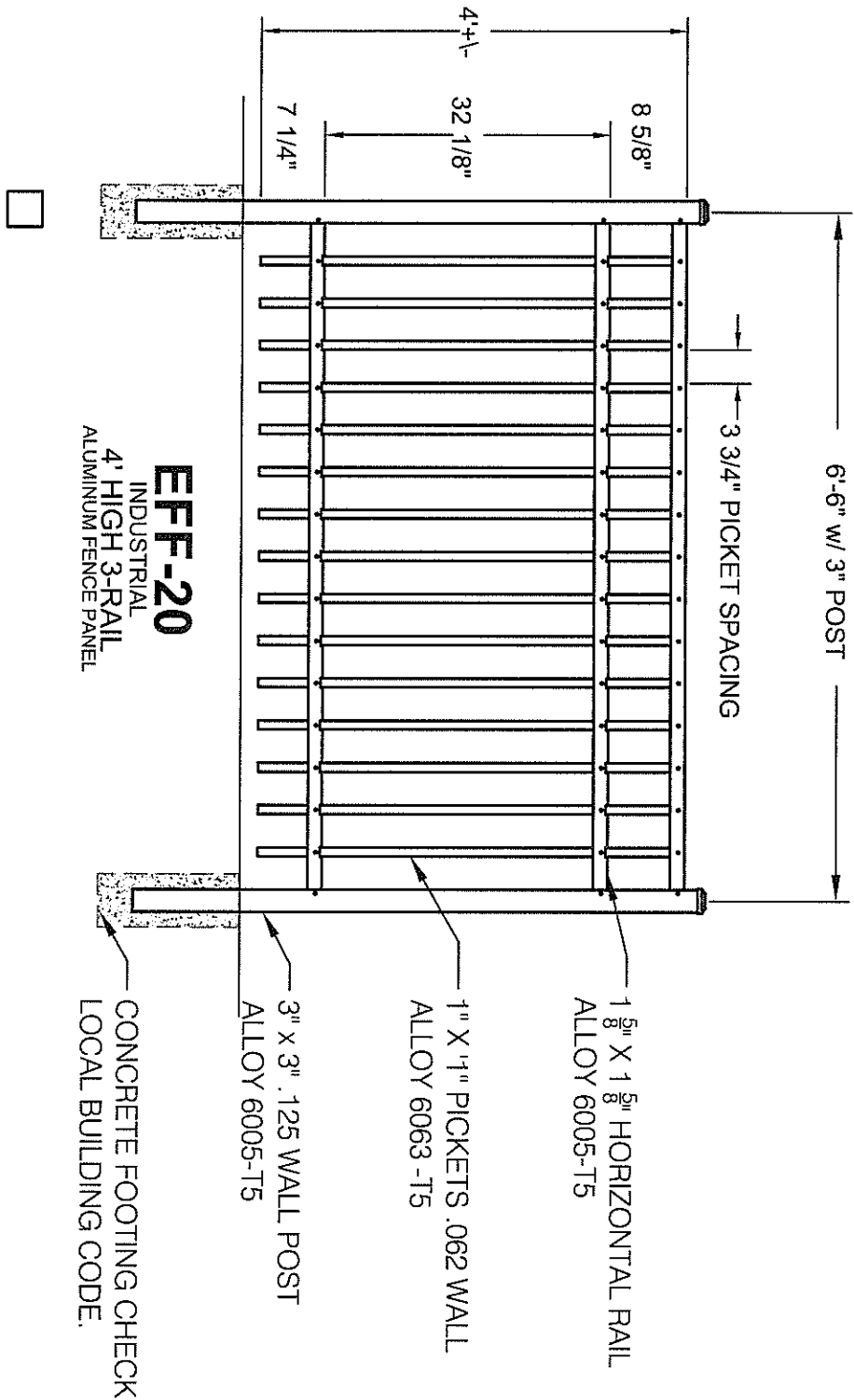
- Civil Engineering Drawing dated 10/7/2025
- Aluminum Picket Fence Detail
- Chain Link Fence Detail

Sincerely,

Brian J. Donato

Brian J. Donato
Senior Vice President
T&H Investments

Enclosures (3)

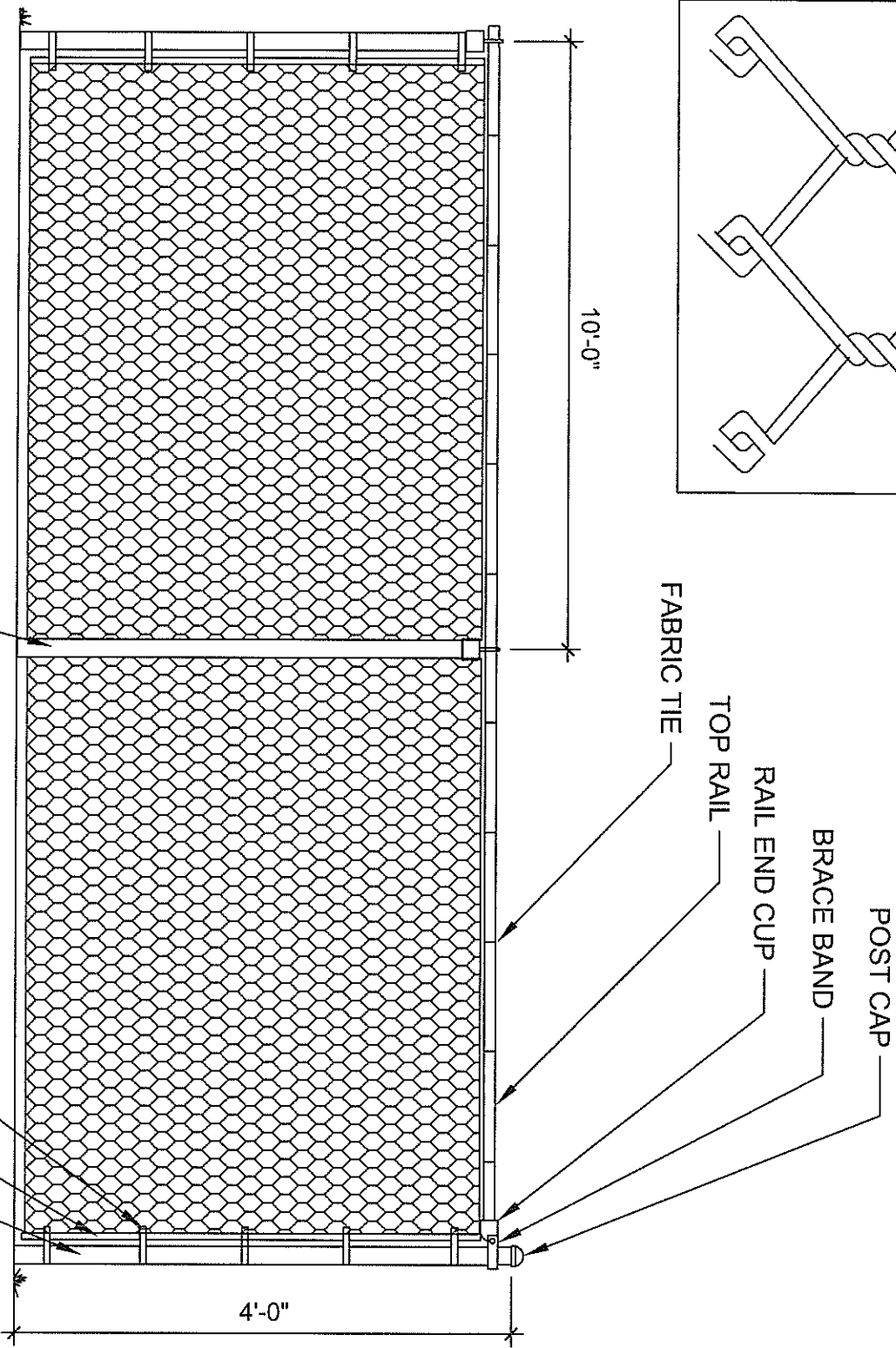
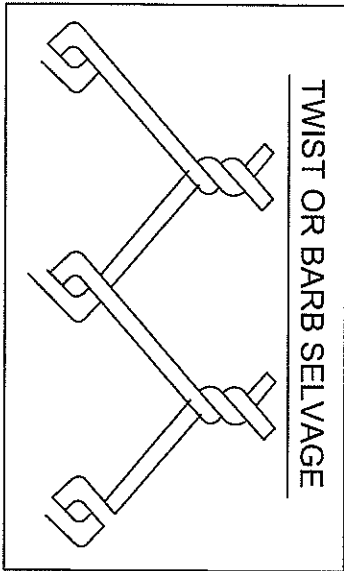


INDUSTRIAL ALUMINUM EXPOSED SCREW

1/2" = 1'-0"

50925 RICHARD W. BLVD
CHESTERFIELD TOWNSHIP, MI 48051
WWW.ELTFENCE.COM
1-800-785-1331

DETAIL-FILE



00

4' CHAIN LINK FENCE

3/8" = 1'-0"

DETAIL-FILE

Amended

APPLICATION TO THE MARTINSVILLE PLAN COMMISSION FOR ZONING MAP CHANGES, SUBDIVISION PLATS, MINOR PLATS AND PLANNED UNIT DEVELOPMENTS, WITHIN THE PLANNING JURISDICTION OF THE CITY OF MARTINSVILLE

Docket No. _____

Date of Filing: September 24, 2025

Applicant: Rooted Oaks Construction, LLC

Address of Applicant: 69 S Colfax Street

Martinsville, IN 46151

Phone: 762-599-3021

Is Applicant the Landowner or owner's attorney? (Yes) (No) circle one. If no, written authorization of landowner is required before proceeding. — (see attached authorization)

Request for: Zoning Map Changes Subdivision Plats

Minor Plats Planned Unit Developments

Specify request (i.e.: change in zoning district from ?? to ??; approval of primary subdivision to contain ?? lots with a minimum lot size of ??? square feet; or approval of a minor plat to contain ?? lots with a minimum lot size of ??? square feet). Also, include any written commitments or restrictions that you believe are needed or desired. If additional space is needed, commitments or restrictions can be attached as an exhibit to this application:

See Attached Exhibit A - Specific Request

Exhibit B - Area Affected

Exhibit C - Civil Engineer's Statement

Exhibit D - Zoning Map

Legal Description: See Attached

Address of Property: See Attached

Total Area Affected See Attached

Current Zoning Classification: See Attached

Daniel Janik
Signature of Applicant or Agent

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CITY OF MARTINSVILLE, IN

Exhibit A

The proposed multifamily development in Martinsville, Indiana will reposition a 1.62-acre site, formerly a grocery store and vacant lot, into a vital residential community that enhances the surrounding neighborhood. Situated within an established residential area, the project capitalizes on its highly accessible location just minutes from the new I-69 corridor, providing residents with a convenient 30-minute commute to downtown Indianapolis. This connectivity positions the community as an attractive option for individuals and families seeking the balance of small-town living with proximity to major employment, education, and cultural hubs. The redevelopment plan emphasizes a modern living environment while integrating seamlessly into the neighborhood context, bringing renewed purpose to an underutilized property.

In addition to regional accessibility, the site benefits from immediate connections to key neighborhood amenities, including schools, parks, shopping, and essential services, further supporting family-friendly and multi-generational living. The project is designed to meet growing demand for high-quality housing in Martinsville, offering thoughtful unit layouts, energy-efficient design, and features that appeal to a broad tenant base. By replacing a vacant retail property with a vibrant residential use, the development strengthens the local economy, generates long-term tax benefits, and contributes to Martinsville's broader revitalization goals. Through this investment, the city gains a dynamic new residential option that elevates quality of life while reinforcing Martinsville's role as a desirable place to live, work, and invest.

Request for Rezoning of the following properties:

- South Main Street, Martinsville 55-13-04-415-011.000-021
Legal Description - Lot 6 High School Subdivision 20' off North Side of Lot 7
B2 Retail Business to R3 High-Density Residential, Multi-Family
- South Main Street, Martinsville 55-13-04-454-001.000-021
Legal Description – Lot 9 High School Subdivision
B2 Retail Business to R3 High-Density Residential, Multi-Family
- 1209 South Main Street, Martinsville 55-13-04-454-003.000-021
Legal Description – Lot 10 High School Subdivision
B2 Retail Business to R3 High-Density Residential, Multi-Family
- 1269 South Main Street, Martinsville 55-13-04-454-007.000-021
Legal Description – Lot 11 High School Subdivision
R2 Medium Density Residential to R3 High-Density Residential, Multi-Family
- 1190 South Marylin Street, Martinsville 55-13-04-415-012.000-021
Legal Description – Lot 110 High School Subdivision
R2 Medium Density Residential to R3 High-Density Residential, Multi-Family

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Exhibit B

S Main St

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South St

E South

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CITY OF MARTINSVILLE, IN

TECHNICAL MEMORANDUM

To: City of Martinsville – Board of Public Works & Safety / Stormwater Review Staff

From: Weston Hunt, P.E. – WL Hunt Engineering Group

Date: August 30, 2025

Subject: Stormwater Requirement Review

Project: Proposed Townhomes – 1209 S. Main Street, Martinsville, Indiana

The following provides a preliminary stormwater assessment for the proposed development project consisting of townhome buildings located near 1209 S. Main Street in Martinsville, Indiana. This project is being advanced for consideration under Section 3.1 of the City of Martinsville Stormwater Design Manual (No Added Impervious Surface Method) as the basis for determining runoff estimation and stormwater management requirements.

Section 3.1 specifies that projects disturbing greater than 10,000 square feet but not adding impervious surface may be exempt from detention and water quality requirements, provided that documentation demonstrates the post-construction weighted curve number (CN) is less than or equal to the pre-construction weighted curve number.

Runoff Curve Number Comparison

A curve number analysis was prepared for the site based on USDA NRCS TR-55 guidance (Urban Hydrology for Small Watersheds) using Hydrologic Soil Group C as representative of the site conditions. Table 1 below summarizes the weighted curve number values for existing (pre-construction) and proposed (post-construction) conditions. The weighted curve for the post-construction was based on the preliminary site plan received from the client dated August 29, 2025.

Table 1: Runoff Curve Number Comparison

Drainage Area	Area (Acres)	Land Description	Area (Acres)	Curve Number (CN)	Weighted Curve Number (CN)
Pre-construction	1.60	Impervious	1.19	98	92
		Open Space	0.41	74	
Post-construction	1.60	Impervious	0.98	98	89
		Open Space	0.62	74	

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Findings

- Pre-construction weighted CN: ~92
- Post-construction weighted CN: ~89
- The proposed redevelopment results in an overall reduction in impervious surface area, increasing open space compared to existing conditions.
- The analysis demonstrates that the post-construction weighted CN is less than the pre-construction weighted CN, satisfying the criteria in Section 3.1.

Conclusion

Based on this analysis, the proposed redevelopment qualifies for consideration under Section 3.1 – No Added Impervious Surface Method. As the project will result in a net decrease in impervious coverage and associated runoff potential, exemption from detention and post-construction water quality requirements is warranted.

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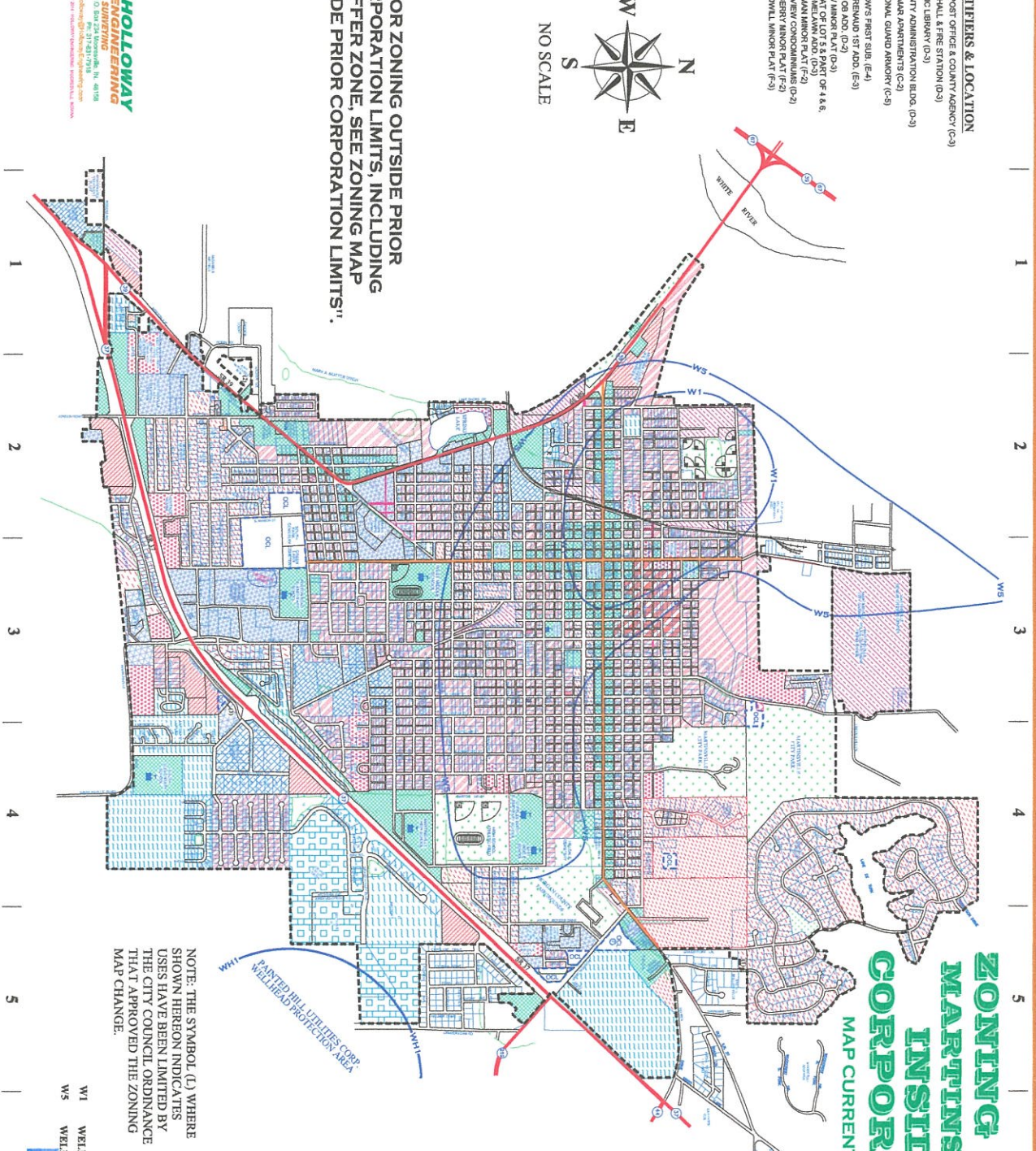
ZONING MAP CITY OF MARTINSVILLE AREA INSIDE PRIOR CORPORATE LIMITS

MAP CURRENT AS OF FEBRUARY 19, 2015

- IDENTIFIERS & LOCATION**
- Ⓧ U.S. POST OFFICE & COUNTY AGENCY (C-3)
 - Ⓧ CITY HALL & FIRE STATION (D-3)
 - Ⓧ PUBLIC LIBRARY (D-3)
 - Ⓧ COUNTY ADMINISTRATION BLDG. (D-3)
 - Ⓧ KENNAK APARTMENTS (C-2)
 - Ⓧ NATIONAL GUARD ARMORY (C-3)
 - Ⓧ DILLOW'S FIRST SUB. (E-4)
 - Ⓧ BREHOB ADO. (D-2)
 - Ⓧ CLOVY MINOR PLAT (D-3)
 - Ⓧ OF 1 & 6, NICHOLS LANE ADO. (D-3)
 - Ⓧ NEWMAN MINOR PLAT (F-2)
 - Ⓧ LAKEVIEW CONDOMINIUMS (D-2)
 - Ⓧ GARDNER MINOR PLAT (F-2)
 - Ⓧ GOODWILL MINOR PLAN (F-3)



FOR ZONING OUTSIDE PRIOR CORPORATION LIMITS, INCLUDING BUFFER ZONE, SEE ZONING MAP "OUTSIDE PRIOR CORPORATION LIMITS".



NOTE: THE SYMBOL (L) WHERE SHOWN HEREON INDICATES USES HAVE BEEN LIMITED BY THE CITY COUNCIL ORDINANCE THAT APPROVED THE ZONING MAP CHANGE.

- W1 WELLHEAD PROTECTION AREA 1-YEAR TIME OF TRAVEL
- W5 WELLHEAD PROTECTION AREA 5-YEAR TIME OF TRAVEL

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CITY OF MARTINSVILLE, IN

- ZONING LEGEND**
- RR-RURAL RESIDENTIAL (a, b or c)
 - subdividers will be shown by placement of the letter designator inside the parcel or group of parcels boundaries)
 - RI-LOW DENSITY RESIDENTIAL; SINGLE FAMILY (a, b, c or d subdividers will be shown by placement of the letter designator inside the parcel or group of parcels boundaries)
 - R2-MEDIUM DENSITY RESIDENTIAL (TWO DWELLING UNITS PER LOT)
 - R3-HIGH DENSITY RESIDENTIAL; MULTI-FAMILY
 - BI-PROFESSIONAL BUSINESS
 - B2-RETAIL BUSINESS
 - B3-GENERAL BUSINESS
 - B4-HEAVY BUSINESS
 - I1-LIGHT INDUSTRIAL
 - I2-GENERAL INDUSTRIAL
 - I3-HIGH INDUSTRIAL
 - I4-SPECIAL INDUSTRIAL
 - PUD-PLANNED UNIT DEVELOPMENT GENERAL
 - PUD C = COMMERCIAL
 - PUD E = MIXED
 - PUD I = INDUSTRIAL
 - PUD R = RESIDENTIAL
 - OCL OUTSIDE CITY LIMITS IN BUFFER ZONE
 - INDICATES SCHOOLS
 - INDICATES PRIOR CORPORATE LIMITS
 - VACATIONS PER ORDINANCES (see City Street Map for further details)





September 24, 2025

Schwab Family Associates LP
PO Box 1635
Martinsville, IN 46151

RE: Authorization to Pursue Rezoning for the Properties at 1269 South Main Street, Martinsville 55-13-04-454-007.000-021 and 1190 South Marylin Street, Martinsville 55-13-04-415-012.000-021.

Dear Schwab Family Associates,

This letter is to formally request authorization for the prospective buyer, Rooted Oaks Construction, LLC, to submit and pursue a rezoning application with the City of Martinsville, Indiana, for the properties located at 1269 South Main Street, Martinsville 55-13-04-454-007.000-021 and 1190 South Marylin Street, Martinsville 55-13-04-415-012.000-021.

The purchase agreement for the property depends on the successful rezoning of the parcels from their current classification of **R2 Medium Density Residential**, both parcels, respectively, to **R3 High-Density Residential, Multi-Family**. The city's planning department requires this authorization to apply.

By signing this letter, the legal owner of the property grants full permission and consent to the applicant to represent the owner's interests before the city during the rezoning process. The applicant will provide all necessary documentation and represent the application at public hearings. **This authorization is valid only for seeking the rezoning outlined above.**

Thank you for your cooperation. The successful rezoning of this property is believed to be a mutually beneficial outcome.

Respectfully,

Daniel Janik
Senior Vice President
Rooted Oaks Construction, LLC
660-441-9576 cell
dan@rooted-oaks.com

Authorization:

Representative
Schwab Family Associates LP

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CITY OF MARTINSVILLE, IN



September 24, 2025

Schwab Foodliner Inc
PO Box 1635
Martinsville, IN 46151

RE: Authorization to Pursue Rezoning for the Property at South Main Street, Martinsville 55-13-04-415-011.000-021 *Lot 6 High School Subdivision 20' off North Side of Lot 7.*

Dear Schwab Family Associates,

This letter is to formally request authorization for the prospective buyer, Rooted Oaks Construction, LLC, to submit and pursue a rezoning application with the City of Martinsville, Indiana, for the property located at South Main Street, Martinsville 55-13-04-415-011.000-021, and further described as *Lot 6 High School Subdivision 20' off North Side of Lot 7.*

The purchase agreement for the property depends on the successful rezoning of the parcel from the current classification of **B2 Retail Business** to **R3 High-Density Residential, Multi-Family R3**. The city's planning department requires this authorization to apply.

By signing this letter, the legal owner of the property grants full permission and consent to the applicant to represent the owner's interests before the city during the rezoning process. The applicant will provide all necessary documentation and represent the application at public hearings. **This authorization is valid only for seeking the rezoning outlined above.**

Thank you for your cooperation. The successful rezoning of this property is believed to be a mutually beneficial outcome.

Respectfully,

Daniel Janik
Senior Vice President
Rooted Oaks Construction, LLC
660-441-9576 cell
dan@rooted-oaks.com

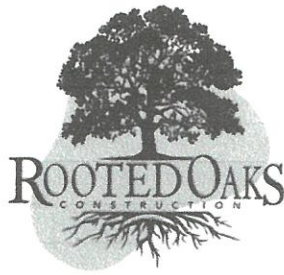
Authorization:

Representative
Schwab Foodliner Inc

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SEP 25 2025

CITY OF MARTINSVILLE, IN



September 24, 2025

William and Helen Schwab Foundation Inc
PO Box 1635
Martinsville, IN 46151

RE: Authorization to Pursue Rezoning for the Properties at 1209 South Main Street, Martinsville 55-13-04-454-003.000-021 and South Main Street, Martinsville 55-13-04-454-001.000-021.

Dear Schwab Family Associates,

This letter is to formally request authorization for the prospective buyer, Rooted Oaks Construction, LLC, to submit and pursue a rezoning application with the City of Martinsville, Indiana, for the properties located at 1209 South Main Street, Martinsville 55-13-04-454-003.000-021 and South Main Street, Martinsville 55-13-04-454-001.000-021.

The purchase agreement for the property depends on the successful rezoning of the parcels from their current classification of **B2 Retail Business**, both parcels, respectively, to **R3 High-Density Residential, Multi-Family**. The city's planning department requires this authorization to apply.

By signing this letter, the legal owner of the property grants full permission and consent to the applicant to represent the owner's interests before the city during the rezoning process. The applicant will provide all necessary documentation and represent the application at public hearings. **This authorization is valid only for seeking the rezoning outlined above.**

Thank you for your cooperation. The successful rezoning of this property is believed to be a mutually beneficial outcome.

Respectfully,

Daniel Janik

Senior Vice President

Rooted Oaks Construction, LLC

660-441-9576 cell

dan@rooted-oaks.com

Authorization:

Representative

William and Helen Schwab Foundation Inc

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CITY OF MARTINSVILLE, IN

CITY OF MARTINSVILLE PLAN COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Martinsville Plan Commission at City Hall, 59 South Jefferson Street, Martinsville, Indiana 46151 on Tuesday, October 28, 2025, at 7:00 p.m. local time upon the application of zoning map changes for five parcels within the jurisdiction of the City of Martinsville on the properties located at the following: 1209 South Main Street, 1269 South Main Street, and 1190 South Marylin Street.

Being more particularly described as follows, to-wit (parcel numbers):

55-13-04-415-011.000-021 currently zoned B2, request change to R3

55-13-04-454-001.000-021 currently zoned B2, request change to R3

55-13-04-454-003.000-021 currently zoned B2, request change to R3

55-13-04-454-007.000-021 currently zoned R2, request change to R3

55-13-04-415-012.000-021 currently zoned R2, request change to R3

The complete application and file for this application is available for public inspection fifteen (15) days prior to the hearing date, during regular working hours, at the Planning and Building Department, 59 South Jefferson Street, Martinsville, Indiana 46151.

Interested persons appearing in favor of or in opposition to the application will be heard thereon by the Board.

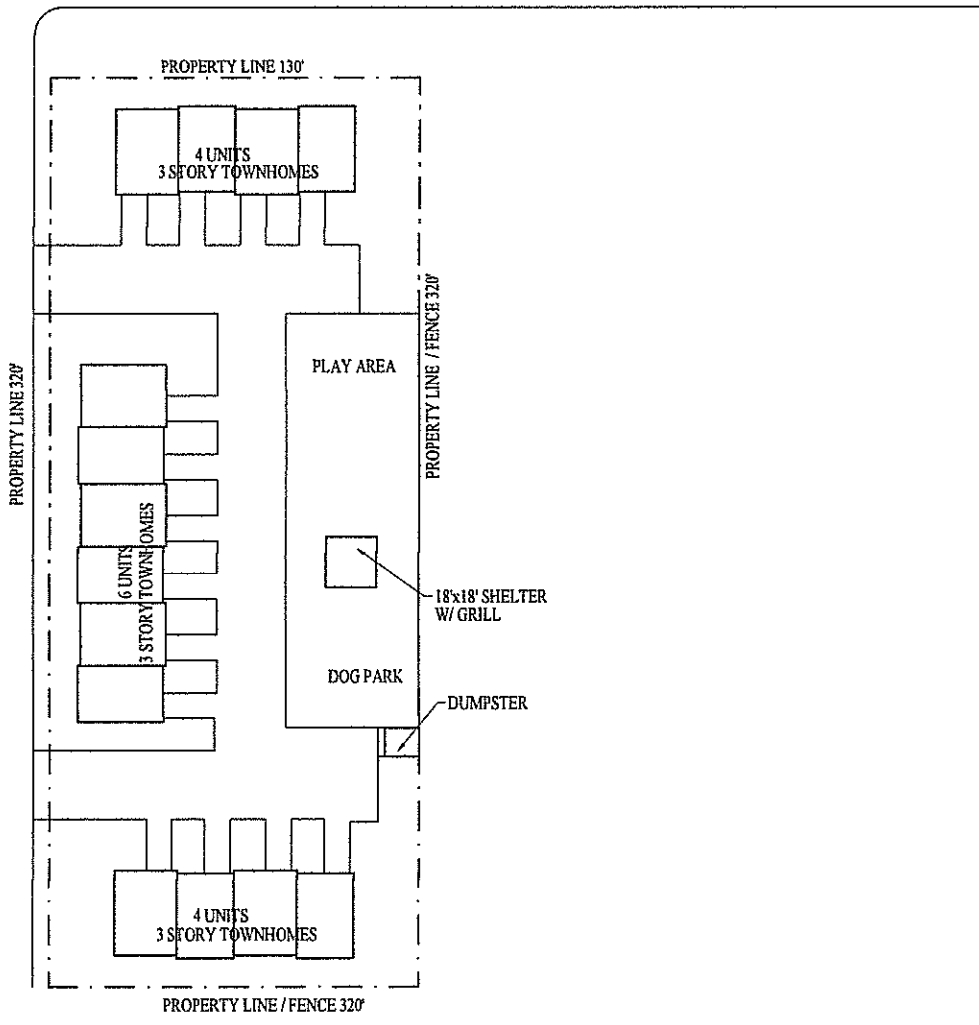
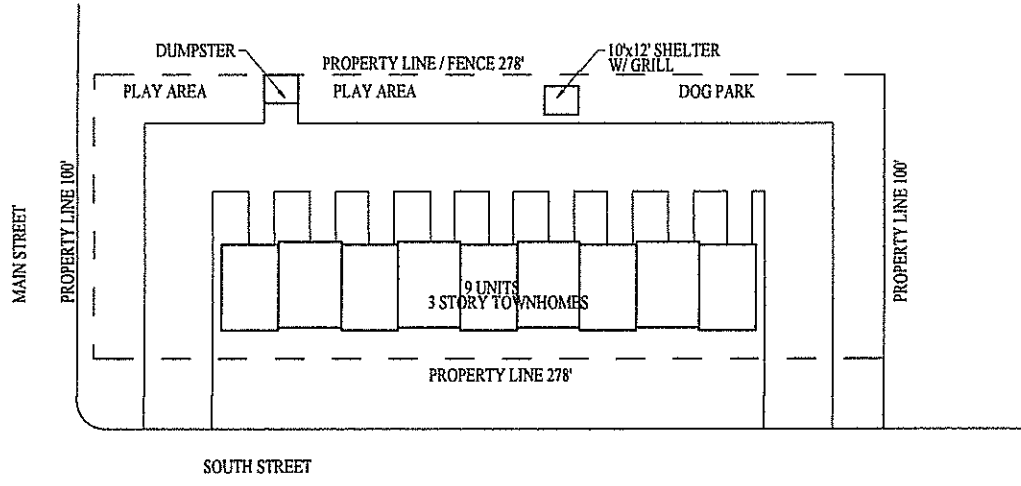
This notice has been prepared by: Rooted Oaks Construction, LLC c/o Daniel Janik

Dated: September 24, 2025

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CITY OF MARTINSVILLE, IN



SITE PLAN
SCALE 1" = 20'-0"

3

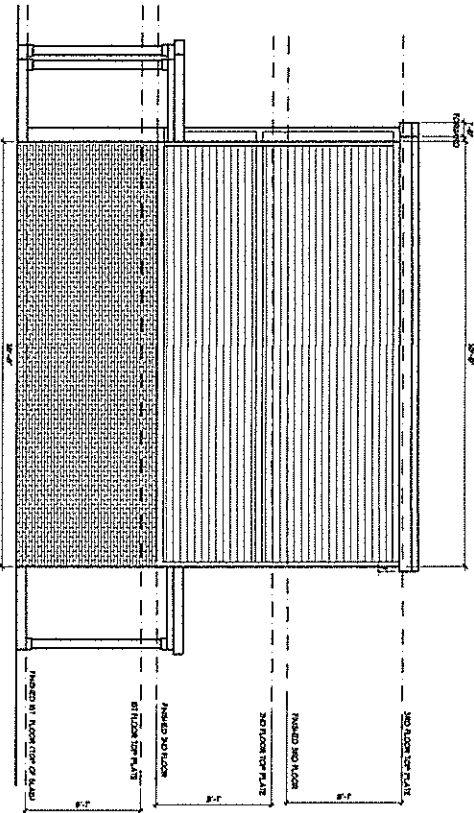
MARTINSVILLE TOWNHOMES
SOUTH STREET AND MAIN STREET
MARTINSVILLE, INDIANA 46151



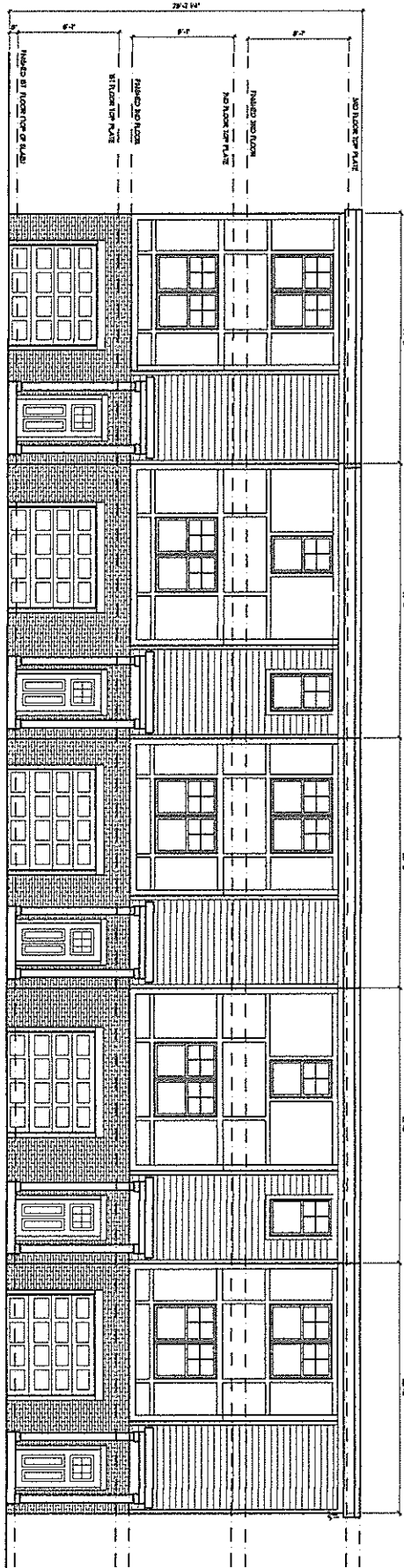
YOUNG ARCHITECTURE SERVICES
FIRM# 27-22-22
youngarchitectureservices.com



WEST ELEVATION



EAST ELEVATION



2

MARTINSVILLE TOWNHOMES
 SOUTH STREET AND MAIN STREET
 MARTINSVILLE, INDIANA 46151

ARCHITECTURE SERVICES
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INFILL AND REDEVELOPMENT FOCUS

Infill and redevelopment in historic neighborhoods, commercial centers and city centers not only protects a community's heritage but can also be less expensive than traditional suburban growth long-term. Such efforts can encourage affordable housing, generate jobs, support independent businesses, increase civic participation, and bolster a community's sense of place. Redevelopment of existing sites means less infrastructure requirements, less operation/maintenance costs and smaller areas for city services, such as police and fire protection, all of which reduce costs to the city.

Demographic shifts, a strong environmental ethic, increased fiscal concerns, and more nuanced views of growth are all contributing to different ways of thinking about infill/redevelopment. The result is both a new demand, and a new opportunity for smart growth.

The features that distinguish smart growth planning principles can vary between communities. In general, smart growth invests *time, attention, and resources* in restoring community vitality to city centers, historic urban neighborhoods, and older suburbs. Smart growth initiates a more core centered, pedestrian-oriented mix of housing, commercial, and retail uses. It can also preserve or restore open space and maintain the integrity of other environmental amenities within or adjacent to a community.

Smart Growth America's smart growth principles outlined below describe the various aspects of planning and development that comprise the smart growth movement. Many of the Steering Committee's goals and strategies are linked to these smart growth principles:

- Encourage a mix of land uses
- Take advantage of compact design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Direct development towards existing communities
- Provide a variety of transportation choices.
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions

In addition to developing policies around the principles above, it will be important for the city to have a clear understanding of available development sites at key areas within the city. Armed with this information, the city can better promote these areas for redevelopment and reinvest in infrastructure appropriately.



Underutilized Shopping Center Along Morton Ave.



Businesses Lining the Courthouse Square

DENSITY

A large part of realizing the benefits of smart growth is allowing for increased density where appropriate.

Allowing for more dense, creative, mixed-use development, compatible with surrounding development can create significant opportunities to enhance the overall quality of place in Martinsville. Allowing appropriate and compatible increases in density also has a positive impact on the fiscal health of the city. More residents within a smaller geographic area puts less strain on city services and on infrastructure, such as water and sanitary systems. It also leads to higher assessed value per acre which increases the tax base while limiting increased costs for city services.

It is recommended the city allow for strategic and appropriate increases in development densities that do not adversely impact the character and relationship with surrounding uses. This does not mean the city should focus only on large apartment developments. Instead, the city should allow a mix of housing types, maintaining traditional density in some areas, but allowing slight increases in density in other areas where appropriate. Areas suitable for strategic development are identified within this chapter.

Changes in density need to be carefully implemented. These developments must take into consideration the impacts of traffic volume and safety, visibility, and the overall character of adjacent neighborhoods. As the city studies changes to preferred density, the following are key strategies to consider:

- Reduce building setbacks and follow existing local standards when feasible
- Encourage mixed-use developments, including first floor commercial and upper floor office/residential uses
- Keep standards consistent within an established neighborhood
- Encourage both minimum and maximum parking counts
- Increase the permitted number of units per acre in some residential districts
- Encourage adaptive re-use of existing buildings for residential purposes

ORDINANCES

The city didn't update its zoning ordinances following the 2017 Comprehensive Plan. Therefore, it is recommended the city undertake a thorough review and update of current zoning regulations.

Such an update should pay particular attention to regulations that encourage redevelopment of underutilized or vacant properties, and reflect a focus on urban design standards supporting density and walkability. This ordinance review should also consider other opportunities such as safety, and improving health and safety building codes that can be easily enforced. As part of this effort, the city should carefully review the existing residential zoning districts for density requirements and allowances to promote quality of life amenities and affordable housing. These standards should also strive to ensure new development within the city also incorporates the smart growth concepts described previously.

COMMUNITY FEEDBACK

As expected, responses to the land use questions in the survey indicated residents' desire for the city and its economic development partners to focus on attracting new businesses and employers to Martinsville. Over 72% of respondents "agreed or strongly agreed" the city needs more business parks focused on logistics, life sciences or light industrial uses. Nearly 82% also believed there are not enough good job opportunities in the city. Additional feedback from the survey included:

- 86% of survey respondents agreed/strongly agreed the city should prioritize redevelopment of vacant/underutilized sites rather than build on undeveloped, or "greenfield" sites.
- Although over 35% agreed/strongly agreed there's a good mix of commercial and retail uses available in Martinsville, over 58% disagreed/strongly disagreed there were enough such uses.
- Nearly 89% of respondents didn't think there are enough entertainment options available.

