

Martinsville Planning Commission
Meeting Agenda
Tuesday, April 28, 2026
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 February 24, 2026, Meeting Minutes

Unfinished Business

- A. Docket No. PC 26004 - Approval for a Remodel in the Historic Downtown -65 W. Morgan St. - Jesse Logsdon
- B. Docket No. PC 26006 - Remodel Approval in Historic Downtown -89 S. Main St. - First Christian Church - Halstead Architects
- C. Docket No. PC 26007 - Remodel Approval in Historic Downtown - 59 N. Jefferson - Boren Oliver & Coffey - Mike Kirsch

New Business

- A. Docket No. PC 26008 - Rezone from B-1 to R-2 -2009 Burton Lane - Todd and Tricia Price
- B. Docket No. PC 26009 - Rezone from I-2 and R-2 to B-2 - S. Ohio St. and 1139 S. Ohio St. - Crane Credit Union - Krieg DeVault - Kevin Buchheit
- C. Docket No. PC 26010 - Vacate - Replat - S. Ohio St and 1139 S. Ohio St. - Crane Credit Union - Krieg DeVault - Kevin Buchheit

Discussion Items

- A. Martinsville Sign Ordinance - 7th Redpen Draft

Next Regular Meeting

- A. The next regular meeting will be on Wednesday, May 27, 2026, beginning at 7:00 PM in the Council Chamber (Room 202), City Hall, 59 S. Jefferson St., Martinsville, Indiana.

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

FEBRUARY 24, 2026

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, February 24, 2026, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

Richard D. Bastin, Jr.
Steve Bodi
Joe Disney, Chairman
Richard Durnal
Kayleb Foerster
Rick Heacock
Ann Miller
Jason Scott
James Burkhart
Troy Swan

Absent:

Marilyn Siderwicz-Secretary
Dale Coffey, Attorney

Also present:

Bob Strader, Building Inspector
Lisa Hollett-Building Inspector Administrative Assistant
Kenny Costin, Mayor

PRESENTATION OF MINUTES: Dated January 27, 2026

MOTION: A motion was made by Steve Bodi and seconded by Kayleb Foerster to approve the minutes of January 27, 2026, Meeting of the Plan Commission. This motion passed unanimously.

OLD BUSINESS:

- 1. Docket No. PC#25029; Sign Approval in Historic Downtown District; Address: 10 N. Main Street; Legal Description: Lot 1 Blk 25, Orig Plat Pt; Owner: 10 N Main Street, Martinsville LLC.**

Mr. Bob Strader represented Docket No. PC#25029. Mr. Strader said the sign is the same size as the previous sign.

Motion: *Steve Bodi made a motion to approve PC#25029 contingent that the small circle sign will not be lit up. This motion was seconded by Ann Miller and passed with a vote of eight (8) in favor and one (1) negative vote by Steve Bodi.*

NEW BUSINESS:

- 1. Docket No. PC#26004, Remodel in Historic Downtown District; Address: 65 West Morgan St; Legal Description: Lot 5 & 6 Blk 25 Orig Plat E ½ Except 22' Equal Width of the West Side; Owner Jesse Logsdon**

FEBRUARY 24, 2026

Motion:

James Burkhart made a motion to table PC#26004 for one month for the owner to come to the meeting. This motion was seconded by Kayleb Foerster and passed unanimously.

2. Docket No. PC#26005; Sign Approval in Historic Downtown District; Address: 134 E Morgan St; Legal Description: Lot 7-8 Blk 10 Orig Plat Pt; Owner: Bennett Realty Inc

Justin Bennett said the sign will be for his tenant side of the building. It will have white lettering and will not block the view inside the building.

Motion: Rick Durnal made a motion to approve PC#26005. This motion was seconded by Ann Miller and passed with unanimously.

3. Sign Ordinance was discussed with the suggestion to bring it back next month for further discussion.

The next regular session meeting of the Plan Commission will be Tuesday, March 24, 2026, at 7:00 P.M.

ADJOURNMENT: There being no further business, the meeting was adjourned with a motion made by Rick Durnall, seconded by Troy Swan, and passed unanimously.

FEBRUARY 24, 2026

Joe Disney, Chairman

Marilyn Siderewicz, Secretary (Absent)

Steve Bodi

James Burkhart

Kayleb Foerster

Richard Heacock

Richard Bastin

Rick Durnal

Ann Miller

Troy Swan

Jason Scott

**CITY OF MARTINSVILLE
HISTORIC DOWNTOWN DISTRICT
EXTERIOR PROPERTY MAINTENANCE PERMIT APPLICATION**

Application Date: Feb 1, 2026

Name of Landowner: Jesse Logsdon Phone No.: 765-315-9649

Address: 639 E. S. St.

Name of Applicant: Jesse Logsdon Phone No.: 765-315-9649

Address of Applicant: 639 E. S. St.

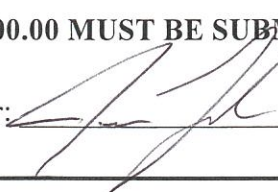
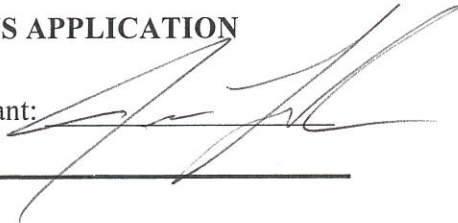
Address of Affected Property: 65 WEST MORGAN ST

Per Section 7, D of the Historic Downtown District, Ordinance No. 2009-1626, amendment to the City of Martinsville Zoning Ordinance plan commission approval and permit is required prior to beginning any of the following activities which include but are not limited to: building construction, reconstruction or exterior structural alteration, masonry repair and tuck pointing, awnings, windows, doors, storefront, and signage. The following repairs, modifications, replacement or changes are proposed for the exterior of the above "affected property" (check all that apply):

Walls Windows Doors Signs _____ Roof
 Masonry Tuck Point Storefront _____ Awnings _____

Provide below or attach on a separate sheet, a detailed description of the proposed work and where possible, attach drawings, exhibits, photos, specifications or other material that will aid the Plan Commission in reviewing your application.

A FEE OF \$100.00 MUST BE SUBMITTED WITH THIS APPLICATION

Signature of Landowner:  Signature of Applicant: 

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

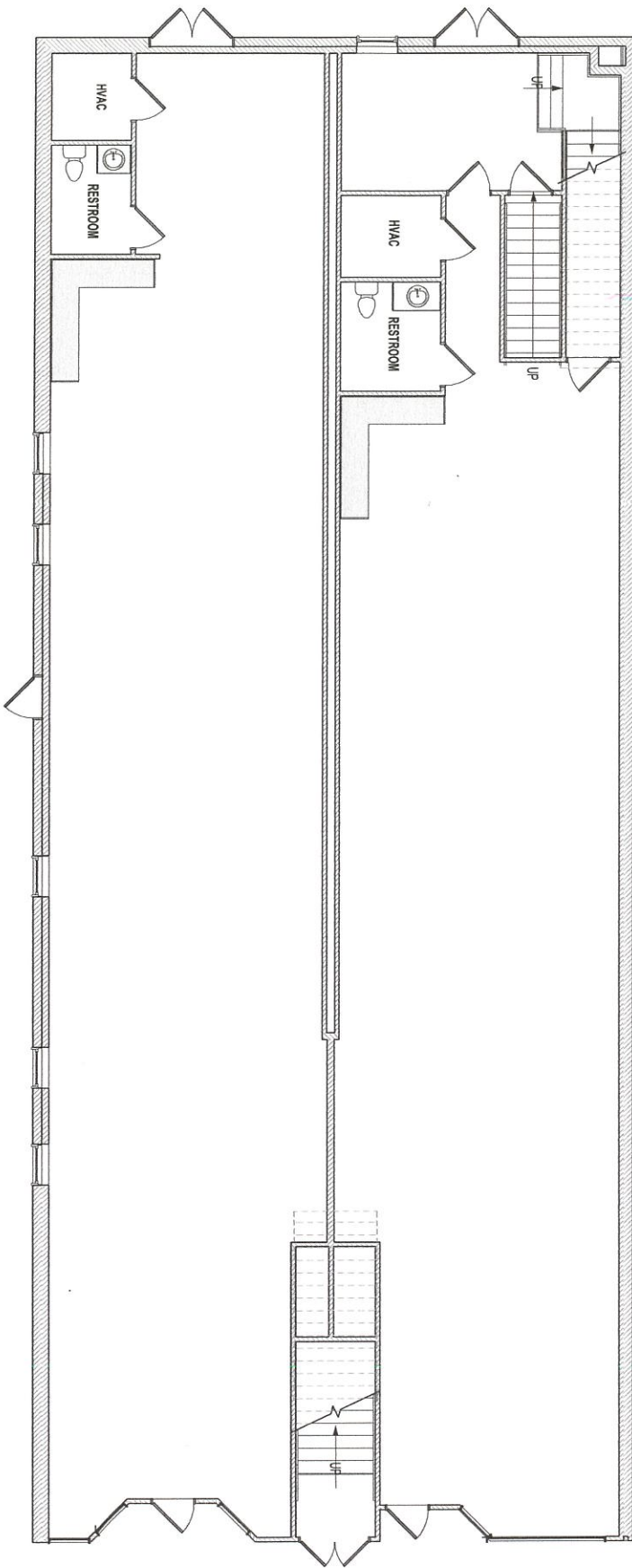
FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: PC#26004

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FEB 05 2026

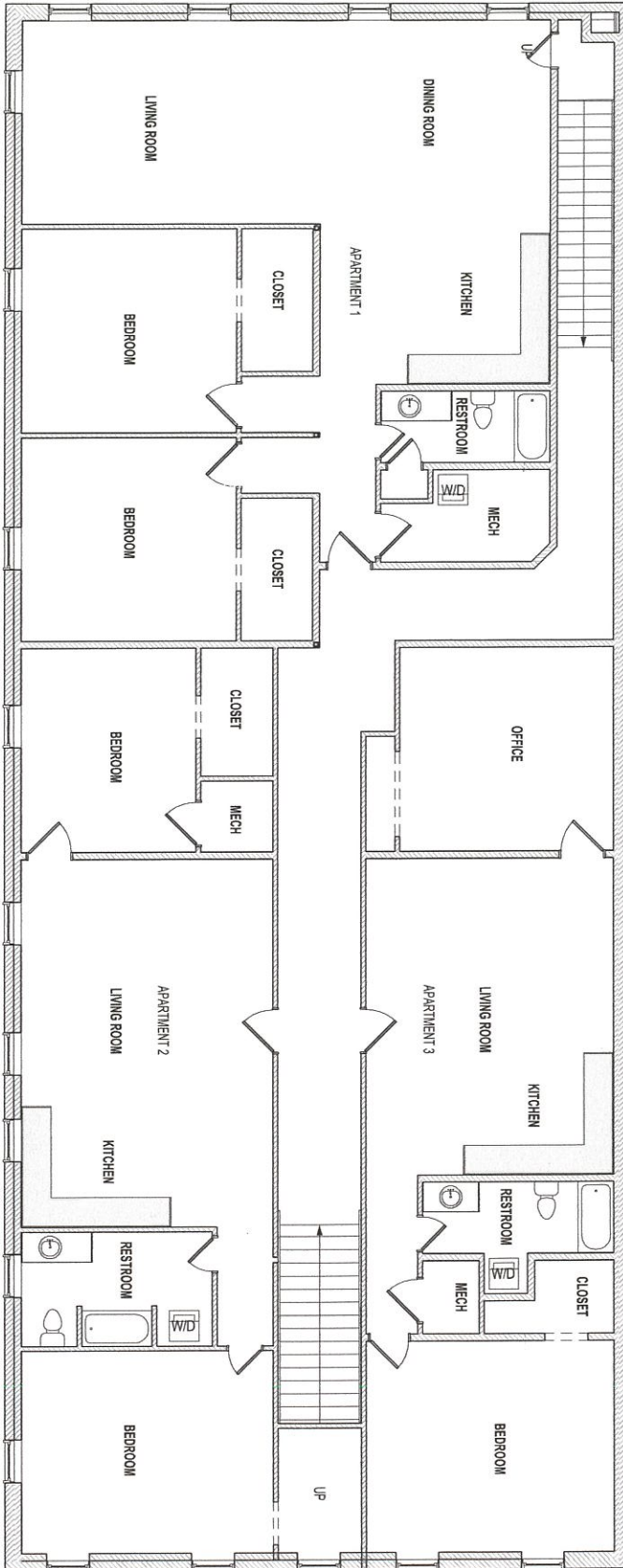
CITY OF MARTINSVILLE, IN



1 PLAN - FIRST FLOOR
 SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
Martinsville Mission
 65 W MORGAN ST, MARTINSVILLE
 INDIANAPOLIS, IN 46151
 02/13/2026 | PROJ #2608





1 PLAN - SECOND FLOOR
 SCALE: 1/8" = 1'-0"

FLOOR PLAN

Martinsville Mission

65 W MORGAN ST. MARTINSVILLE
 INDIANAPOLIS, IN 46151
 02/13/2026 | PROJ #2608



**CITY OF MARTINSVILLE
HISTORIC DOWNTOWN DISTRICT
EXTERIOR PROPERTY MAINTENANCE PERMIT APPLICATION**

Application Date: February 24, 2026

Name of Landowner: First Christian Church Phone No.: (765) 342-3461

Address: 89 S. Main Street, Martinsville, IN 46151

Name of Applicant: Halstead Architects Phone No.: (317) 684-1431

Address of Applicant: 1139 Shelby Street, Indianapolis, IN 46203

Address of Affected Property: 89 S. Main Street, Martinsville, IN 46151



Per Section 7, D of the Historic Downtown District, Ordinance No. 2009-1626, amendment to the City of Martinsville Zoning Ordinance plan commission approval and permit is required prior to beginning any of the following activities which include but are not limited to: building construction, reconstruction or exterior structural alteration, masonry repair and tuck pointing, awnings, windows, doors, storefront, and signage. The following repairs, modifications, replacement or changes are proposed for the exterior of the above "affected property" (check all that apply):

Walls X Windows X Doors X Signs _____ Roof X
 Masonry X Tuck Point X Storefront X Awnings X

Provide below or attach on a separate sheet, a detailed description of the proposed work and where possible, attach drawings, exhibits, photos, specifications or other material that will aid the Plan Commission in reviewing your application.

The scope of work is removal of the south canopy and concrete stairs, repair of adjacent materials and replacement of the storefront doors with new windows

A FEE OF \$100.00 MUST BE SUBMITTED WITH THIS APPLICATION

Signature of Landowner:  Signature of Applicant: 

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: _____

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FEB 25 2026

CITY OF MARTINSVILLE, IN

**CITY OF MARTINSVILLE
HISTORIC DOWNTOWN DISTRICT
EXTERIOR PROPERTY MAINTENANCE PERMIT APPLICATION**

Application Date: FEB 27, 2026

Name of Landowner: Boren Oliver & Coffey Phone No.: 765 346 9903

Address: 59 N. Main Street Martinsville In 46151

Name of Applicant: Mike Kirsch Phone No.: 317 339 8864

Address of Applicant: 222 N Old St. Rd. 675 Martinsville

Address of Affected Property: 59 N. Main St. Martinsville
Jefferson

Per Section 7, D of the Historic Downtown District, Ordinance No. 2009-1626, amendment to the City of Martinsville Zoning Ordinance plan commission approval and permit is required prior to beginning any of the following activities which include but are not limited to: building construction, reconstruction or exterior structural alteration, masonry repair and tuck pointing, awnings, windows, doors, storefront, and signage. The following repairs, modifications, replacement or changes are proposed for the exterior of the above "affected property" (check all that apply):

Walls _____ Windows X Doors X Signs X Roof _____
Masonry X Tuck Point _____ Storefront X Awnings X

Provide below or attach on a separate sheet, a detailed description of the proposed work and where possible, attach drawings, exhibits, photos, specifications or other material that will aid the Plan Commission in reviewing your application.

Remove and Replace existing store front facade
and update with new doors and windows, new
stone veneer below windows and new standing seam
Steel Roof Awning

A FEE OF \$100.00 MUST BE SUBMITTED WITH THIS APPLICATION

Signature of Landowner: Dale Coffey Signature of Applicant: Mike Kirsch

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

Plan Commission Meeting Date: 3/24/26 Approved _____ Denied RECEIVED

PERMIT NUMBER: PCH 26007

MAR 02 2026


CITY OF MARTINSVILLE, IN

59 N. Jefferson Facade

From Mike Kirsch <mkirsch43@gmail.com>

Date Tue 3/17/2026 1:26 PM

To Building <building@Martinsville.in.gov>

 1 attachment (3 MB)

BOC facade design.pdf;

Here is the drawing for the facade renovation for the Boren, Oliver and Coffey building on Jefferson St.

The renovation will consist of removing and replacing the existing canopy, masonry, windows and door. New framing will be installed to accommodate the new design. No structural work will be required for the renovation.

The renovation will include a new standing seam roof canopy - charcoal black in color or a very dark gray. The canopy will be trimmed out in composite wood textured materials painted to match the color of the canopy steel. Soffit lighting may be included to enhance the appearance.

New windows and entry door will be installed. The door and windows will be Sun Manufacturer (same as the windows on the new theater building) and the color will be black with Simulated divided lite as shown.

New stone veneer as shown. The stone will be a cut and tumbled limestone - white over gray in color.

- Caution: This is an External Email -

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

Date of Filing: 3-31-26

Docket No. 26008

Printed Name of Applicant: Todd & Tricia Price

Address of Applicant: 1424 N. Manor Lane Martinsville IN. 46151

Phone: 317-605-9131

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

Request for: Zoning Map Changes Subdivision Plats
 Minor Plats Planned Unit Developments

Specify request (i.e.: change in zoning district from B1 ? To R2??; 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:

Legal Description: LOT 4 ROBERT MARTINDALE 1ST SUBDIVISION EXC 43'E END

Address of Property: 2009 Burton Lane Martinsville, IN 46151

Total Area Affected _____ Current Zoning Classification: B1

Signature of applicant or agent: Todd Price Todd Price

Applicant needs to attend the meeting
RECEIVED
MAR 31 2026

CITY OF MARTINSVILLE, IN

Morgan County, IN

2009 BURTON LN, MARTINSVILLE, IN 46151
55-13-09-160-001.000-021



Parcel Information

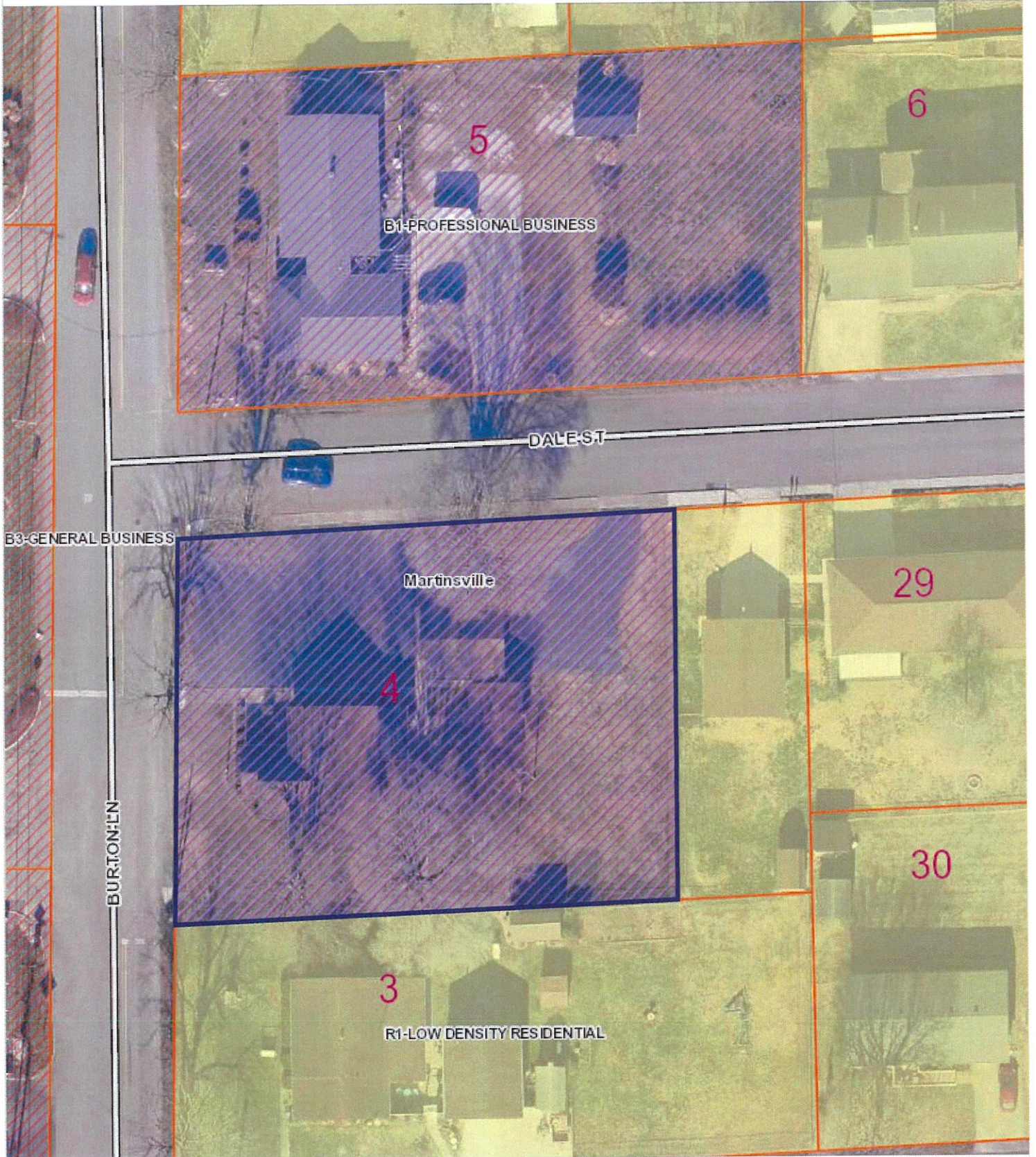
Parcel Number: 55-13-09-160-001.000-021
Alt Parcel Number: 55-13-09-160-001.000-021
Property Address: 2009 BURTON LN
MARTINSVILLE, IN 46151
Neighborhood: MARTINSVILLE HOUSES USED AS
BUSINESS
Property Class: Medical Clinic or Offices
Owner Name: PRICE TODD & TRICIA
Owner Address: 1424 N MANOR LN
MARTINSVILLE, IN 46151
Legal Description: LOT 4 ROBERT MARTINDALE 1ST
SUBDIVISION EXC 43' E END

Taxing District

Township: WASHINGTON TOWNSHIP
Corporation: M.S.D. MARTINSVILLE

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	0.473	



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: April 8, 2026

Printed Name of Applicant: Crane Credit Union by Krieg DeVault LLP & Kevin Buchheit, agent

Address of Applicant: 1 West Gate Drive, Odon IN 47562
(agent address: 111 Congressional Blvd., Suite 400, Carmel, IN 46032)

Phone: Agent: 317-808-5820

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

Request for: X **Zoning Map Changes** _____ Subdivision Plats
 [from I2 and R2 to B2]
 _____ Minor Plats _____ Planned Unit Developments

Specify request (i.e.: change in zoning district from I2/R2 to B2 ; 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:

Applicant seeks to rezone 2 parcels: 1 from I2 to B2; 1 from R2 to B2; in order to redevelop the real estate for a new financial institution (credit union) office/customer service location.

Legal Description: Attached.

Address of Property: 1139 South Ohio Street &
(no address) S. Ohio Street (SE corner of S. Ohio Street and E. South Street)
Total Area Affected +/- 1.331 acres Current Zoning Classification: R2 Residential and I2 Industrial

Signature of applicant or agent: *Kevin Buchheit*
Kevin Buchheit, Krieg DeVault LLP, Agent

Applicant needs to attend the meeting

RECEIVED

APR 04 2026

CITY OF MARTINSVILLE, IN

LEGAL DESCRIPTION

That portion of the Southeast Quarter of the Southeast Quarter of Section 4, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana; also being a portion of Lot Number 3 in the For Bare Feet Minor Plat as per plat thereof recorded as Instrument Number 201902047 in the Office of the Recorder of said county; and based on a survey prepared by Brian L. Haggard, LS29800001, certified on February 23, 2026, revised February 27, 2026, under V3 Companies Project No. 251364, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 00 degrees 51 minutes 11 seconds West along the east line thereof 1100.76 feet; thence South 88 degrees 34 minutes 18 seconds West 919.25 feet to the intersection of the west line of Lot 4 in said Minor Plat with the easterly extension of the south line of the land of MacDonald as described in Instrument Number 2014018587 in said county records, said point being the POINT OF BEGINNING; thence continue South 88 degrees 34 minutes 18 seconds West 330.74 feet along said south line and its easterly extension; thence North 01 degree 25 minutes 42 seconds West 66.00 feet along the west line of said land; thence North 88 degrees 34 minutes 18 seconds East 16.80 feet along the north line of said land; thence North 01 degree 25 minutes 42 seconds West 8.23 feet to the southwest corner of said Lot 3; thence the following three (3) courses along the west and north lines of said Lot 3: 1) North 15 degrees 32 minutes 43 seconds East 82.25 feet to the beginning of a tangent curve to the right having a radius of 39.50 feet and a central angle of 69 degrees 47 minutes 25 seconds; 2) northeasterly along the arc of said curve 48.11 feet; 3) North 85 degrees 20 minutes 08 seconds East 251.48 feet to the southwest corner of a parcel of land described in Instrument Number 202114280 in said county records; thence North 78 degrees 04 minutes 14 seconds East along the south line thereof 5.31 feet to the common line between Lots 3 and 4 of the Minor Plat; thence South 00 degrees 52 minutes 05 seconds East 195.98 feet along said common line and the west line of Lot 4 to the POINT OF BEGINNING, containing 1.331 acres, more or less.

ADVISORY PLAN COMMISSION
OF THE CITY OF MARTINSVILLE, INDIANA

OWNER CONSENT FORM

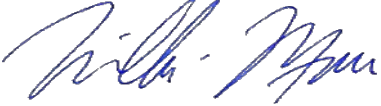
The undersigned, FBF Real Estate Investment, LLC by William I. Morris, President, being the owner of the property commonly known as South Ohio Street [tax parcel ID No. 55-13-04-490-002.003-021], hereby authorizes Krieg DeVault LLP and Kevin Buchheit to file land development and/or zoning petitions necessary for the aforementioned address.

This consent shall (check one):

- remain in effect until revoked by a written statement filed with the City of Martinsville, Indiana.
- remain in effect until _____.
- remain in effect until these land development petitions are resolved.

Signature of Owner:

FBF Real Estate Investment, LLC

By 

William I. Morris, President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Utah
County of Salt Lake)

On 04/07/2026 before me, Molly Mallard
(insert name and title of the officer)

personally appeared Will Morris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notarized online using audio-video communication

WITNESS my hand and official seal.

Signature *Molly J. Mallard*



ADVISORY PLAN COMMISSION
OF THE CITY OF MARTINSVILLE, INDIANA

OWNER CONSENT FORM

The undersigned, Brian R. and/or Stephanie L. MacDonald, being the owners of the property commonly known as 1139 South Ohio Street [tax parcel ID No. 55-13-04-480-007.000-021], hereby authorizes Krieg DeVault LLP and Kevin Buchheit to file land development and/or zoning petitions necessary for the aforementioned address.

This consent shall (check one):

remain in effect until revoked by a written statement filed with the City of Martinsville, Indiana.

remain in effect until _____.

remain in effect until these land development petitions are resolved.

Brian R. MacDonald
Signature of Owner

Stephanie L. MacDonald
Signature of Owner

Brian R. MacDonald

Stephanie L. MacDonald

STATE OF INDIANA,
COUNTY OF _____, SS:
Subscribed and sworn to before me
this _____ day of _____, 20__.

STATE OF INDIANA,
COUNTY OF _____, SS:
Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public

Notary Public

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

FIRST AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE

THIS FIRST AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE (this "First Amendment") is made and entered into to be effective as of this 24th day of March, 2026 (the "Effective Date"), by and between **CRANE CREDIT UNION**, an Indiana financial institution (fka Crane Federal Credit Union) (the "Purchaser"), and **BRIAN R. and STEPHANIE L. MACDONALD** (the "Seller").

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement dated October 7, 2025 (the "Agreement"), for the sale and purchase of certain real estate located at 1139 S. Ohio Street, Martinsville, Morgan County, Indiana, and more particularly described in the Agreement;

B. Seller and Purchaser desire to amend the Agreement in accordance with the terms of this First Amendment in order to extend the Examination Period.

Amendment

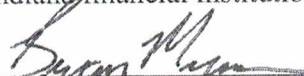
NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Defined Terms. Capitalized terms not herein defined shall have the same meaning ascribed to them in the Agreement.
2. Examination Period. The Agreement is hereby amended to extend the end of the Examination Period to May 31, 2026.
3. Effect of Amendment. This First Amendment shall not modify or otherwise affect the terms and provisions of the Agreement except to the extent expressly provided herein. All other terms and conditions of the Agreement shall remain unmodified and in full force and effect.
4. Counterparts; Electronic Signatures. This First Amendment may be executed in separate counterparts, each of which when so executed shall be an original, but all of such counterparts shall together constitute but one and the same instrument. The parties further agree to accept electronically mailed (.pdf or otherwise) signatures as sufficient evidence of the valid execution of this First Amendment, and the parties agree to be bound thereby.
5. Authority. The undersigned persons executing and delivering this First Amendment represent and certify that they are duly authorized to execute and deliver this First Amendment and that all necessary organizational action for the execution and delivery of this First Amendment has been taken and done.


IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first-above written.

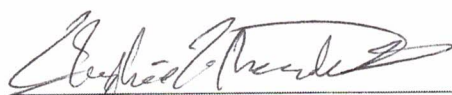
PURCHASER:

CRANE CREDIT UNION,
an Indiana financial institution

By: 
Bryan Myers, SVP/COO

SELLER:


Brian R. MacDonald


Stephanie L. MacDonald

FINDINGS

Rezone: IC 36-7-4-603

In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

(1) the comprehensive plan;

The City of Martinsville Comprehensive Plan Update 2022 (the “Plan”) calls for residential land uses on the Property. Existing industrial zoning pre-dates the Plan, but the Plan didn’t recognize it. The Plan pre-dates construction of Interstate 69 and improvements to East South Street and South Ohio Street that resulted in these two city streets and the intersection adjacent to the Property becoming important thoroughfares in the city’s street network that is now more limited in points of interstate crossing.

(2) current conditions and the character of current structures and uses in each district;

The general area is experiencing some residential-to-commercial land use transition, particularly along South Ohio Street.

Land uses:

North – vacant (City-owned) and residential

East – industrial

South – residential

West – residential

Zoning:

North – R2 Medium Density Residential

East – I2 General Industrial

South – R2 Medium Density Residential

West – R2 Medium Density Residential

(3) the most desirable use for which the land in each district is adapted;

As traffic along South Ohio Street and East South Street increases over time, the Property will become less desirable for residential development. Commercial development of the Property will act as a land use intensity buffer between industrial and residential land uses.

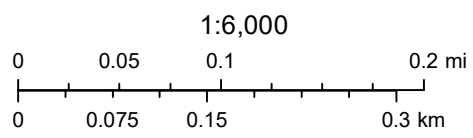
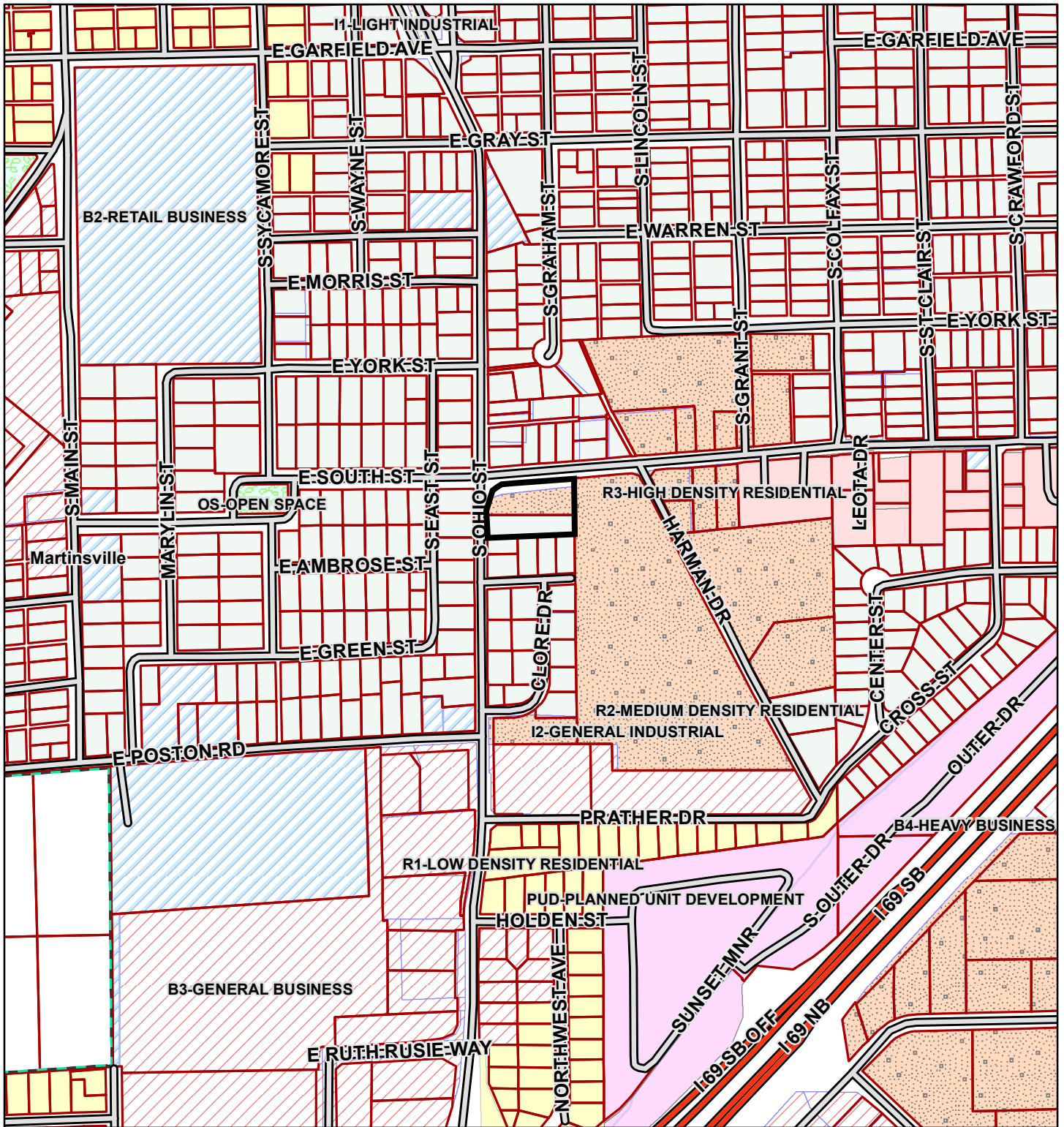
(4) the conservation of property values throughout the jurisdiction; and

Commercial development on this corner of an intersection of two important streets in the city’s transportation network will add to economic development efforts of the City. Commercial development that is situated between land uses of higher intensity (industrial) and lower intensity (residential) offers reasonable transition of land uses that works to protect all area property values.

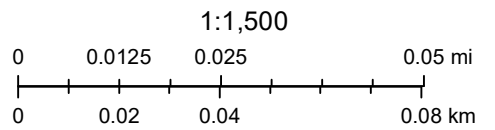
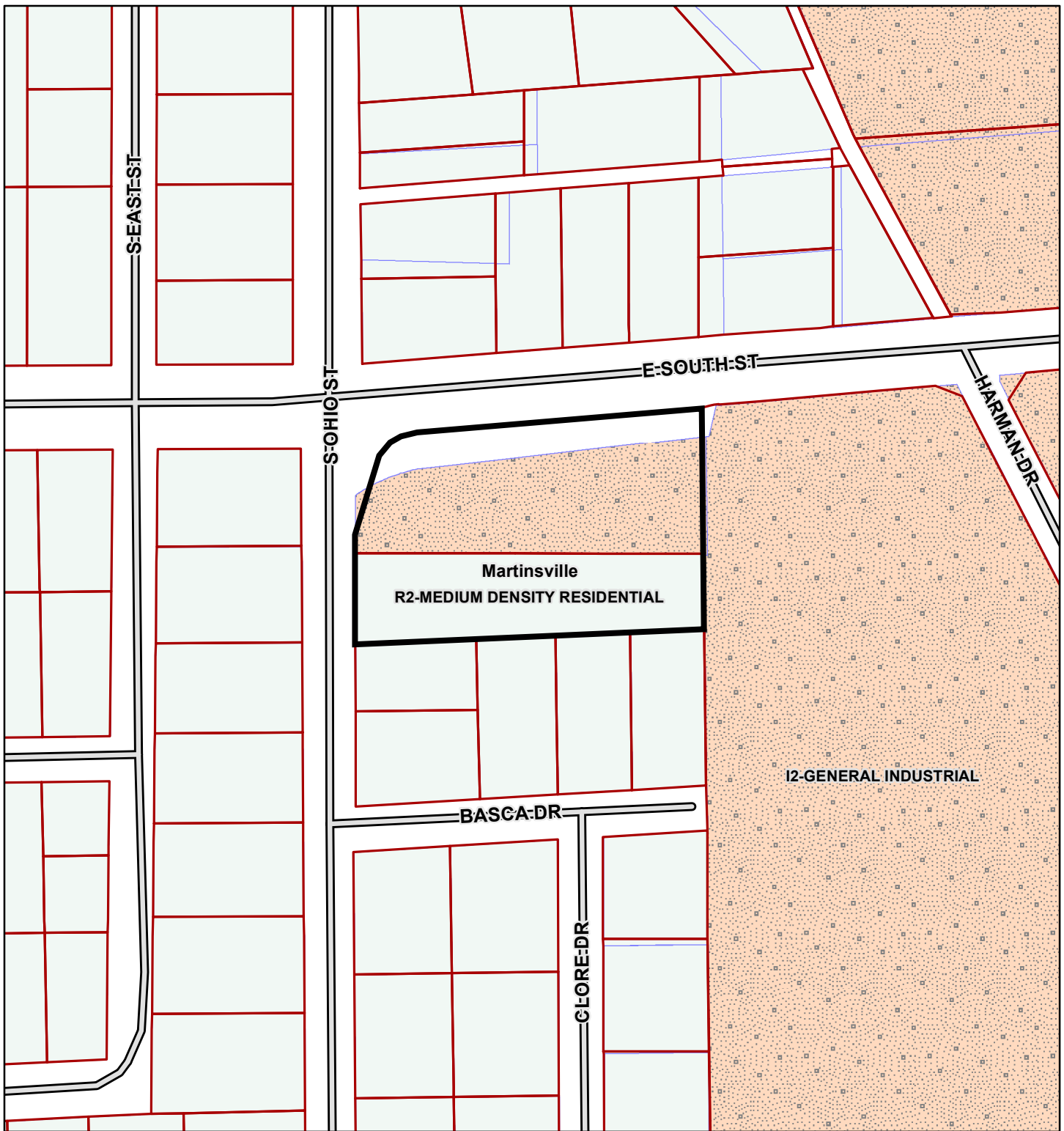
(5) responsible development and growth.

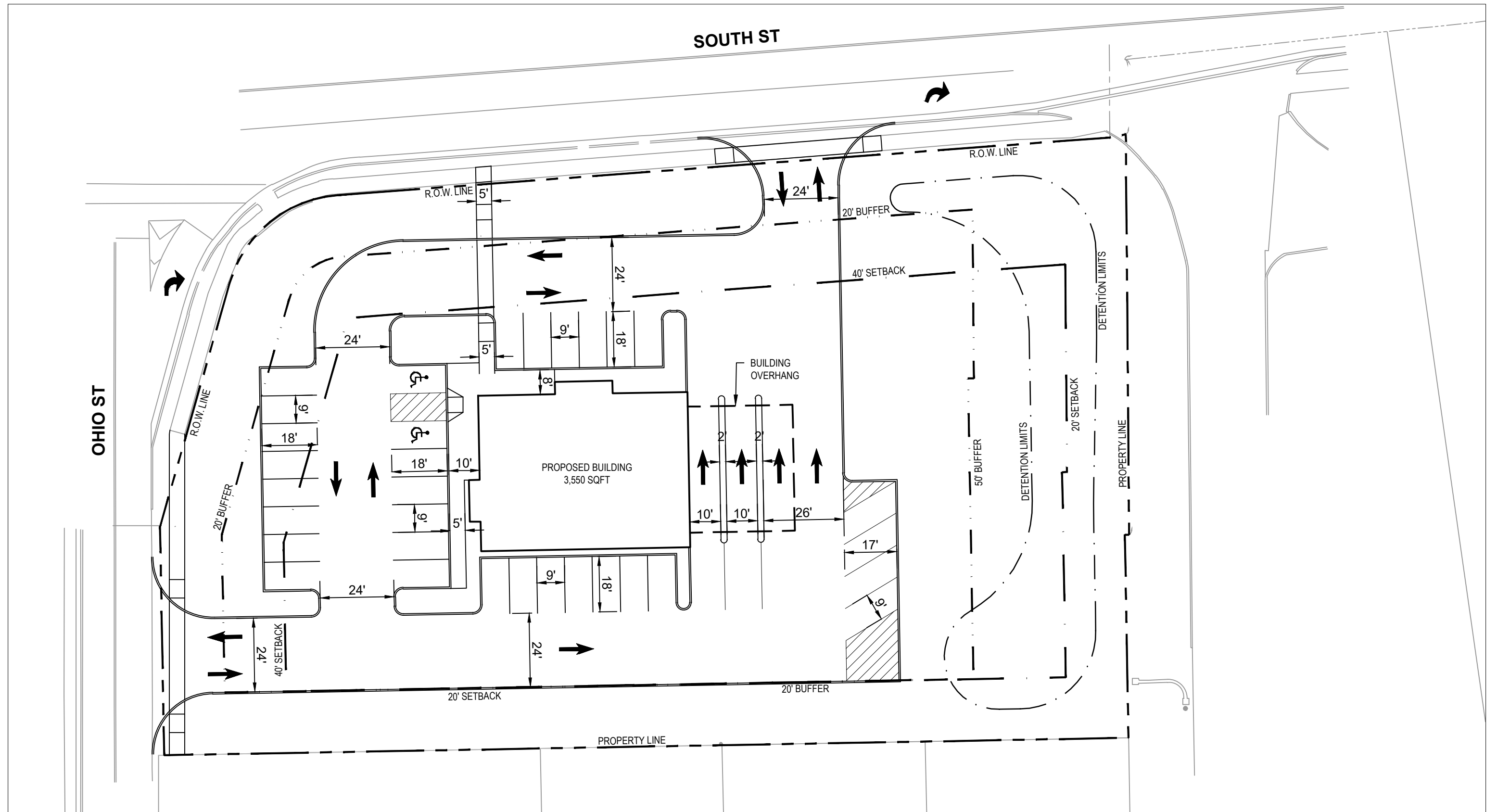
Commercial development at this location is a natural response to the myriad changes to the area over time: 1) long-term vacant land (part of the Property); 2) changes to the street network associated with the construction of Interstate 69 that will increase traffic on the adjacent streets over time, decreasing the attraction of the Property for residential development; 3) commercial development of the Property offers a reasonable buffer between adjacent land uses of higher (industrial) and lower (residential) intensities.

ZONING MAP



ZONING MAP





CRANE CREDIT UNION

MARTINSVILLE

S01

INDIANA

CLIENT:

Crane Credit Union
1 West Gate Drive
Odon, IN 47562

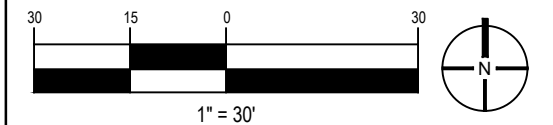


V3 COMPANIES

1060 N Capitol Avenue
Suite 6-301
Indianapolis, IN 46204
317 423 0690 phone
www.v3co.com



CONCEPT SITE PLAN



Sample graphics of Bloomington location













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

Date of Filing: April 8, 2026

Docket No. _____

Printed Name of Applicant: Crane Credit Union by Krieg DeVault LLP & Kevin Buchheit, agent

Address of Applicant: 1 West Gate Drive, Odon IN 47562
(agent address: 111 Congressional Blvd., Suite 400, Carmel, IN 46032)

Phone: Agent: 317-808-5820

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

Request for: _____ Zoning Map Changes Subdivision Plats; **new 1-lot subdivision plat**
_____ 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:

Applicant seeks subdivision plat approval for a new 1-lot subdivision plat.

Legal Description: Attached.

Address of Property: 1139 South Ohio Street &
(no address) S. Ohio Street (SE corner of S. Ohio Street and E. South Street)

Total Area Affected +/- 1.331 acres Current Zoning Classification: R2 Residential and I2 Industrial

Signature of applicant or agent: *Kevin Buchheit*
Kevin Buchheit, Krieg DeVault LLP, Agent

Applicant needs to attend the meeting

RECEIVED

APR 04 2026

CITY OF MARTINSVILLE, IN

LEGAL DESCRIPTION

That portion of the Southeast Quarter of the Southeast Quarter of Section 4, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana; also being a portion of Lot Number 3 in the For Bare Feet Minor Plat as per plat thereof recorded as Instrument Number 201902047 in the Office of the Recorder of said county; and based on a survey prepared by Brian L. Haggard, LS29800001, certified on February 23, 2026, revised February 27, 2026, under V3 Companies Project No. 251364, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 00 degrees 51 minutes 11 seconds West along the east line thereof 1100.76 feet; thence South 88 degrees 34 minutes 18 seconds West 919.25 feet to the intersection of the west line of Lot 4 in said Minor Plat with the easterly extension of the south line of the land of MacDonald as described in Instrument Number 2014018587 in said county records, said point being the POINT OF BEGINNING; thence continue South 88 degrees 34 minutes 18 seconds West 330.74 feet along said south line and its easterly extension; thence North 01 degree 25 minutes 42 seconds West 66.00 feet along the west line of said land; thence North 88 degrees 34 minutes 18 seconds East 16.80 feet along the north line of said land; thence North 01 degree 25 minutes 42 seconds West 8.23 feet to the southwest corner of said Lot 3; thence the following three (3) courses along the west and north lines of said Lot 3: 1) North 15 degrees 32 minutes 43 seconds East 82.25 feet to the beginning of a tangent curve to the right having a radius of 39.50 feet and a central angle of 69 degrees 47 minutes 25 seconds; 2) northeasterly along the arc of said curve 48.11 feet; 3) North 85 degrees 20 minutes 08 seconds East 251.48 feet to the southwest corner of a parcel of land described in Instrument Number 202114280 in said county records; thence North 78 degrees 04 minutes 14 seconds East along the south line thereof 5.31 feet to the common line between Lots 3 and 4 of the Minor Plat; thence South 00 degrees 52 minutes 05 seconds East 195.98 feet along said common line and the west line of Lot 4 to the POINT OF BEGINNING, containing 1.331 acres, more or less.

ADVISORY PLAN COMMISSION
OF THE CITY OF MARTINSVILLE, INDIANA

OWNER CONSENT FORM

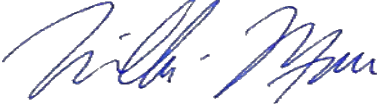
The undersigned, FBF Real Estate Investment, LLC by William I. Morris, President, being the owner of the property commonly known as South Ohio Street [tax parcel ID No. 55-13-04-490-002.003-021], hereby authorizes Krieg DeVault LLP and Kevin Buchheit to file land development and/or zoning petitions necessary for the aforementioned address.

This consent shall (check one):

- remain in effect until revoked by a written statement filed with the City of Martinsville, Indiana.
- remain in effect until _____.
- remain in effect until these land development petitions are resolved.

Signature of Owner:

FBF Real Estate Investment, LLC

By 

William I. Morris, President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Utah
County of Salt Lake)

On 04/07/2026 before me, Molly Mallard
(insert name and title of the officer)

personally appeared Will Morris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notarized online using audio-video communication

WITNESS my hand and official seal.

Signature *Molly J. Mallard*



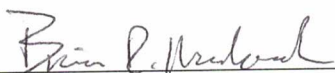
ADVISORY PLAN COMMISSION
OF THE CITY OF MARTINSVILLE, INDIANA

OWNER CONSENT FORM

The undersigned, Brian R. and/or Stephanie L. MacDonald, being the owners of the property commonly known as 1139 South Ohio Street [tax parcel ID No. 55-13-04-480-007.000-021], hereby authorizes Krieg DeVault LLP and Kevin Buchheit to file land development and/or zoning petitions necessary for the aforementioned address.

This consent shall (check one):

- remain in effect until revoked by a written statement filed with the City of Martinsville, Indiana.
- remain in effect until _____.
- remain in effect until these land development petitions are resolved.



Signature of Owner

Brian R. MacDonald

STATE OF INDIANA,
COUNTY OF _____, SS:
Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____



Signature of Owner

Stephanie L. MacDonald

STATE OF INDIANA,
COUNTY OF _____, SS:
Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

FIRST AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE

THIS FIRST AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE (this "First Amendment") is made and entered into to be effective as of this 24th day of March, 2026 (the "Effective Date"), by and between **CRANE CREDIT UNION**, an Indiana financial institution (fka Crane Federal Credit Union) (the "Purchaser"), and **BRIAN R. and STEPHANIE L. MACDONALD** (the "Seller").

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement dated October 7, 2025 (the "Agreement"), for the sale and purchase of certain real estate located at 1139 S. Ohio Street, Martinsville, Morgan County, Indiana, and more particularly described in the Agreement;

B. Seller and Purchaser desire to amend the Agreement in accordance with the terms of this First Amendment in order to extend the Examination Period.

Amendment

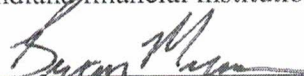
NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Defined Terms. Capitalized terms not herein defined shall have the same meaning ascribed to them in the Agreement.
2. Examination Period. The Agreement is hereby amended to extend the end of the Examination Period to May 31, 2026.
3. Effect of Amendment. This First Amendment shall not modify or otherwise affect the terms and provisions of the Agreement except to the extent expressly provided herein. All other terms and conditions of the Agreement shall remain unmodified and in full force and effect.
4. Counterparts; Electronic Signatures. This First Amendment may be executed in separate counterparts, each of which when so executed shall be an original, but all of such counterparts shall together constitute but one and the same instrument. The parties further agree to accept electronically mailed (.pdf or otherwise) signatures as sufficient evidence of the valid execution of this First Amendment, and the parties agree to be bound thereby.
5. Authority. The undersigned persons executing and delivering this First Amendment represent and certify that they are duly authorized to execute and deliver this First Amendment and that all necessary organizational action for the execution and delivery of this First Amendment has been taken and done.

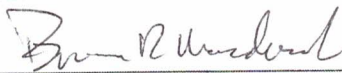
IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first-above written.

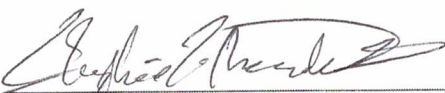
PURCHASER:

CRANE CREDIT UNION,
an Indiana financial institution

By: 
Bryan Myers, SVP/COO

SELLER:


Brian R. MacDonald


Stephanie L. MacDonald

ADVISORY PLAN COMMISSION
OF THE CITY OF MARTINSVILLE, INDIANA

OWNER CONSENT FORM

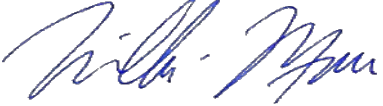
The undersigned, FBF Real Estate Investment, LLC by William I. Morris, President, being the owner of the property commonly known as South Ohio Street [tax parcel ID No. 55-13-04-490-002.003-021], hereby authorizes Krieg DeVault LLP and Kevin Buchheit to file land development and/or zoning petitions necessary for the aforementioned address.

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Signature of Owner:

FBF Real Estate Investment, LLC

By 

William I. Morris, President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Utah
County of Salt Lake)

On 04/07/2026 before me, Molly Mallard
(insert name and title of the officer)

personally appeared Will Morris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notarized online using audio-video communication

WITNESS my hand and official seal.

Signature *Molly J. Mallard*



ADVISORY PLAN COMMISSION
OF THE CITY OF MARTINSVILLE, INDIANA

OWNER CONSENT FORM

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- remain in effect until these land development petitions are resolved.

Brian R. MacDonald
Signature of Owner

Brian R. MacDonald

STATE OF INDIANA,
COUNTY OF _____, SS:
Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

Stephanie L. MacDonald
Signature of Owner

Stephanie L. MacDonald

STATE OF INDIANA,
COUNTY OF _____, SS:
Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

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Amendment

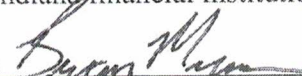
NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

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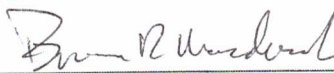
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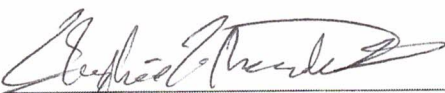
PURCHASER:

CRANE CREDIT UNION,
an Indiana financial institution

By: 
Bryan Myers, SVP/COO

SELLER:


Brian R. MacDonald


Stephanie L. MacDonald

FINDINGS

Plat Vacation: IC 36-7-4-711 & IC 36-7-3-10

IC 36-7-3-10 (b): A petition under this section must:

(1) state the reasons for and the circumstances prompting the request;

Lot 3 (PIN 55-13-04-490-002.003-021) currently holds little to no utility for industrial development of the land surface due to: 1) being somewhat isolated from the bulk of the current owner's real estate industrial improvements; and 2) a somewhat long and narrow configuration. Applicant wishes to combine the area of Lot 3 with an adjacent parcel that lies outside of the subdivision, which cannot occur while Lot 3 is part of the subdivision.

(2) specifically describe the property in the plat proposed to be vacated; and

Lot 3 is undeveloped and of a relatively long, narrow configuration that juts out from the northwest corner of Lot 4, which hosts the bulk of subdivision surface industrial improvements (development). These physical circumstances contribute to the lack of development and reduced development potential of Lot 3 as it exists.

(3) give the name and address of every other owner of land in the plat.

City Of Martinsville Board Of Public Works And Safety

PIN 55-13-04-490-002.004-021 (part of Lot 4)
1201 S Ohio St, Martinsville, In 46151

FBF Real Estate Investment, LLC

PIN 55-13-04-490-002.000-021(part of Lot 4)
1201 S Ohio St, Martinsville, In 46151
PIN 55-13-04-490-002.002-021 (Lot 2)
S Ohio St, Martinsville, In 46151
PIN 55-13-04-490-002.001-021 (part of Lot 1)
S Ohio St, Martinsville, In 46151

IC 36-7-4-711 (f): The commission or committee may approve the vacation of all or part of a plat only upon a determination that:

(1) conditions in the platted area have changed so as to defeat the original purpose of the plat;

Because: 1) Lot 3 has been undeveloped since at least 1998; 2) there has been a general land use transition of the vicinity of the real estate over time; 3) improvements were recently made to East South Street, South Ohio Street and their point of intersection as part of ancillary improvements related to the construction of I-69 (East South Street includes a new interstate overpass; South Ohio Street includes a new interstate interchange).

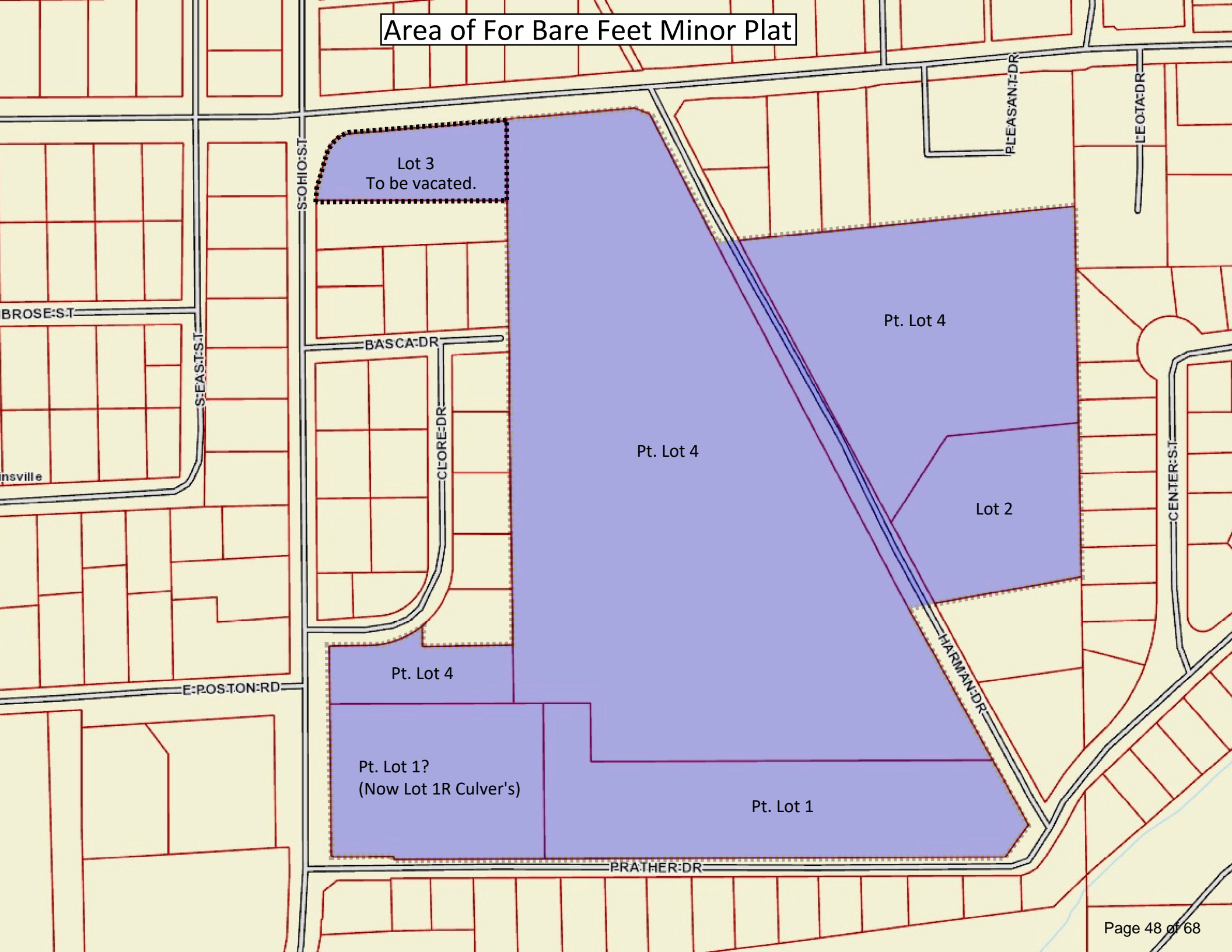
(2) it is in the public interest to vacate all or part of the plat; and

Because: 1) vacating Lot 3 will allow for it to be merged with the adjacent parcel for the sake of economic development on real estate, which has remained undeveloped for nearly/at least 30 years (Google Earth); 2) commercial development on the real estate will be less impactful than industrial development under current zoning; 3) the proposed development of the Property represents a relatively low impact land use that will serve as a land use intensity buffer between nearby residential and industrial land uses.

(3) the value of that part of the land in the plat not owned by the petitioner will not be diminished by the vacation.

Because: 1) the current owner has entered a purchase and sell agreement with the applicant, demonstrating to some extent that the real estate is surplus to its needs; 2) the proposed commercial development of the site is generally compatible to existing industrial operations; 3) commercial development of the site will provide a land use intensity buffer between existing industrial and residential land uses.

Area of For Bare Feet Minor Plat



Lot 3
To be vacated.

Pt. Lot 4

Pt. Lot 4

Lot 2

Pt. Lot 4

Pt. Lot 1?
(Now Lot 1R Culver's)

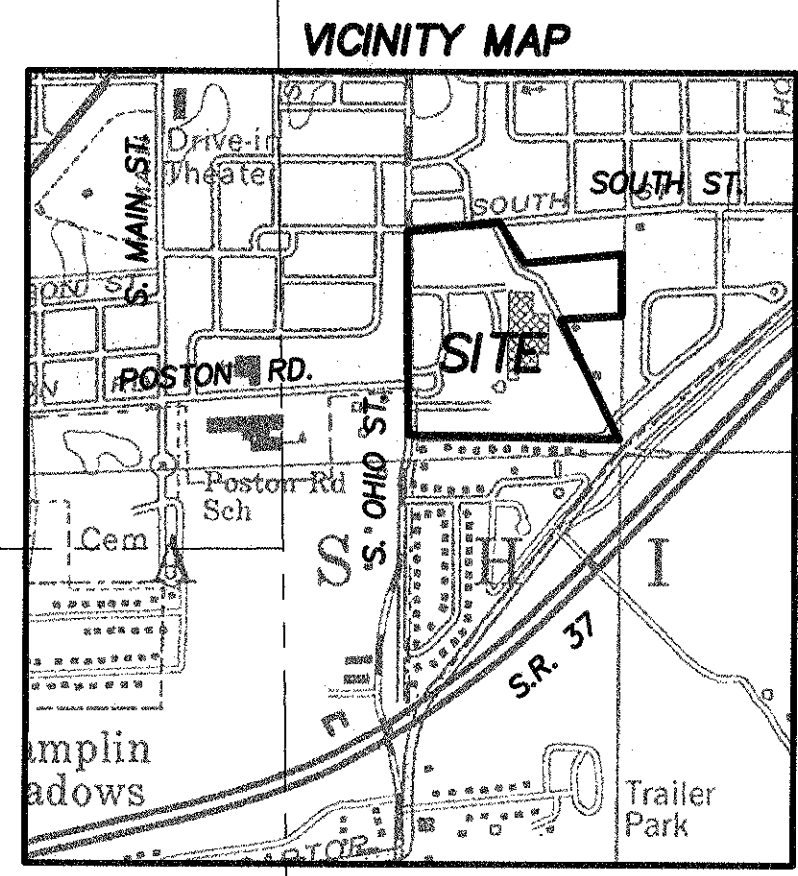
Pt. Lot 1

REDACT STATEMENT

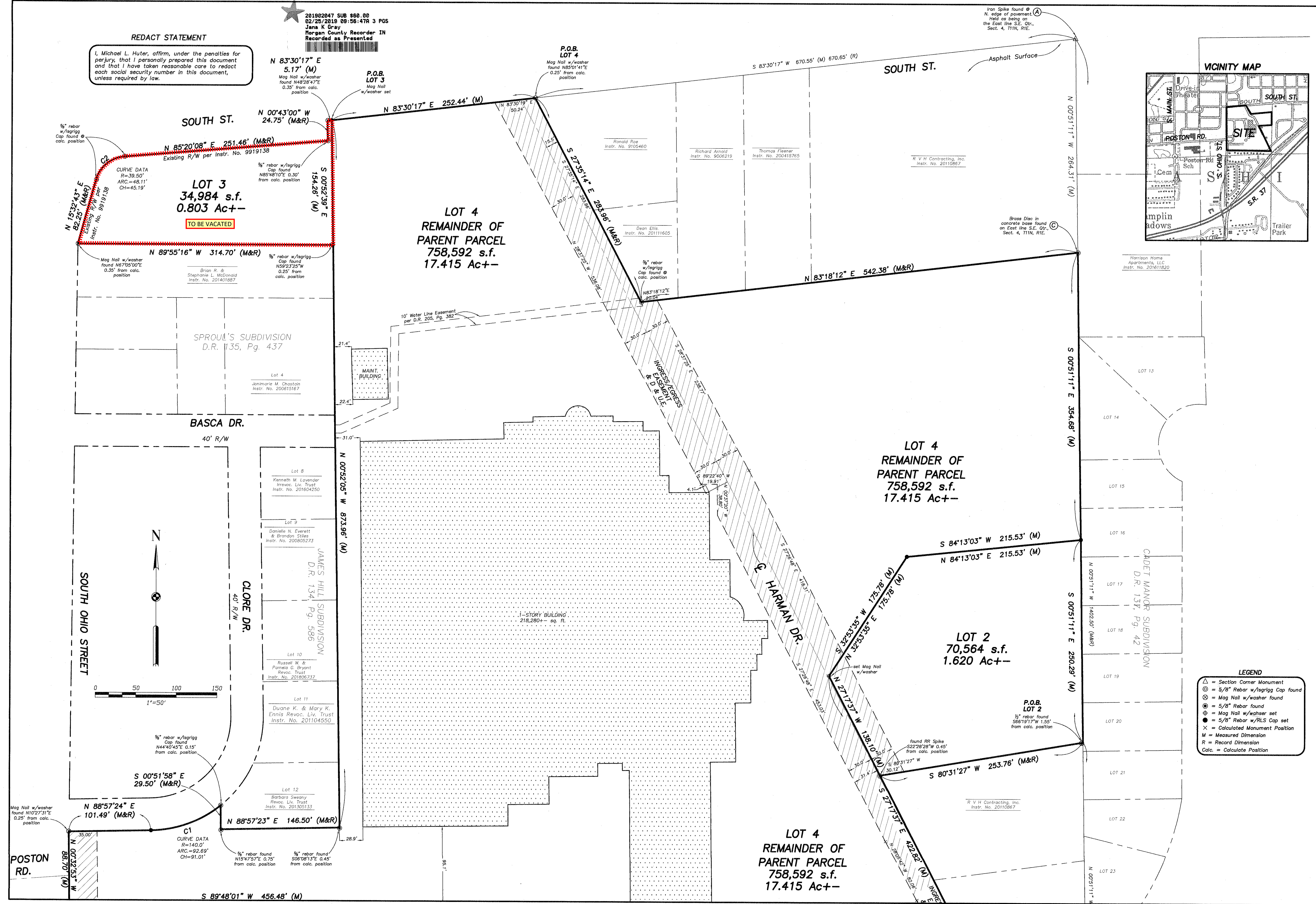
I, Michael L. Huter, affirm, under the penalties for perjury, that I personally prepared this document and that I have taken reasonable care to redact each social security number in this document, unless required by law.

201902047 SUB \$60.00
02/25/2019 09:56:47R 3 PGS
Jana K Gray
Morgan County Recorder IN
Recorded as Presented

Iron Spike found @ N. edge of pavement. Held as being on the East line S.E. Qtr., Sect. 4, T11N, R1E.



Revisions and Dates
LAST REVISION:
SCALE: 1"=50'
PROFILE:



FOR BARE FEET MINOR PLAT
 PREPARED FOR: FOR BARE FEET, INC.
 1201 SOUTH OHIO STREET, MARTINSVILLE, IN 46151
 PT. S.E. QTR., SECTION 4, T11N, R1E, MORGAN COUNTY, IN
 TITLE REFERENCE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. CTIN1811896

LEGEND

- △ = Section Corner Monument
- ⊙ = 5/8" Rebar w/Isgrigg Cap found
- ⊗ = Mag Nail w/washer found
- ⊕ = 5/8" Rebar found
- ⊖ = Mag Nail w/washer set
- ⊙ = 5/8" Rebar w/RLS Cap set
- X = Calculated Monument Position
- M = Measured Dimension
- R = Record Dimension
- Calc. = Calculate Position



Michael Huter

SHEET 1 OF 3

RLS
 RECOMMENDED
 LAND
 SURVEYING, INC.
 1520 Foxcross Dr.
 Martinsville, IN 46151
 Ph: 317.440.5709
 Fax: 765.352.9029
 E-Mail: recols@att.net

DATE: Jan. 21, 2019
 JOB # 2018-146
 DRAFTING: MLH
 CHECKED BY: BHT

CERTIFICATE OF SURVEY

I, Michael L. Huter, a Professional Land Surveyor of the State of Indiana, do hereby certify that this represents a true and correct Minor Plat made on the ground under my direct supervision between September 27, 2018 and November 8, 2018.

PARENT PARCEL LEGAL DESCRIPTION PER TITLE COMMITMENT

Part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at a found 2-inch iron pipe, which marks the southeast corner of the above captioned quarter-quarter; thence North no degrees no minutes no seconds East (assumed bearing of the east line of the quarter-quarter), with the historically accepted east line of the quarter-quarter, 1402.50 feet to a found iron spike on the north edge of South Street, as set by Ross O. Holloway L.S. #50530 in a survey dated September 17, 1984; thence South 84 degrees 21 minutes 28 seconds East, 670.65 feet to an iron survey nail with washer engraved "Holloway Eng. - Firm 46" on the east right-of-way line of the F.&M. Railroad (abandoned) and the POINT OF BEGINNING of the parcel herein described; thence South 26 degrees 44 minutes 03 seconds East, with said east right-of-way line, 283.96 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46"; thence North 84 degrees 09 minutes 23 seconds East, 542.38 feet to a found brass plug in concrete base on the accepted east line of the quarter-quarter; thence South no degrees no minutes no seconds East, with said east line, 604.97 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46" (for reference, a bent 3/8-inch iron pin was found South 81 degrees 22 minutes 38 seconds West, 1.51 feet); thence South 81 degrees 22 minutes 38 seconds West, 253.76 feet to a found iron spike; thence South 26 degrees 26 minutes 26 seconds East, 464.23 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46" which marks the northeast corner of Prather's Second Subdivision, as per plat thereof recorded in Deed Record 139 Page 144; thence North 89 degrees 20 minutes 48 seconds West, with the north line of said subdivision (also being along the north line of Prather Drive), a distance of 1210.00 feet to an iron survey nail with washer engraved "Holloway Eng. - Firm 46" on the centerline of Ohio Street; thence North no degrees 18 minutes 18 seconds East, with the centerline of Ohio Street, 343.39 feet to an iron survey nail with washer engraved "Holloway Eng. - Firm 46"; thence North 89 degrees 45 minutes 35 seconds East, with the south right-of-way line of Clare Drive, 101.49 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46"; thence with said right-of-way line, along a curve, concave to the northwest, having a radius of 140.00 feet, a central angle of 37 degrees 56 minutes no seconds, a chord bearing North 70 degrees 53 minutes 42 seconds East, 91.01 feet, an arc distance of 92.69 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46"; thence with the west and south lines of Lot Number 12 in James Hill Subdivision, as per plat thereof recorded as Deed Record 132 page 551 for the following two (2) courses: (1) South no degrees no minutes 47 seconds East, 139.50 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46" (for reference, an iron pin with cap engraved "29900024" was found North 75 degrees 17 minutes 28 seconds West, 3.05 feet); (2) North 89 degrees 48 minutes 34 seconds East, 146.50 feet to a found 5/8-inch iron pin which marks the southeast corner of said Lot 12; thence North no degrees no minutes 47 seconds West, with the east line of the James Hill Subdivision and with said east line extended north, a distance of 719.70 feet to a found 5/8-inch iron pin which marks the northeast corner of the parcel described in Instrument Number 200404407; thence North 89 degrees 04 minutes 05 seconds West, with the north line of said parcel 314.70 feet to an iron survey nail with washer engraved "Holloway Eng. - Firm 46" on the east line of a right-of-way parcel described in the name of The City of Martinsville in Deed Record 428 Page 80; thence with the south and east lines of said right-of-way parcel for the following four (4) courses: (1) North 16 degrees 23 minutes 54 seconds East, 82.25 feet (for reference, a 5/8-inch iron pin with cap engraved "29900024" was found North 16 degrees 53 minutes 01 seconds West, 0.85 feet); (2) along a curve, concave to the southeast, having a radius of 39.50 feet, a central angle of 69 degrees 46 minutes 59 seconds, a chord bearing North 51 degrees 17 minutes 37 seconds East, 45.19 feet, an arc distance of 48.11 feet (for reference, a 5/8-inch iron pin with cap engraved "29900024" was found North 28 degrees 22 minutes 26 seconds West, 0.86 feet); (3) North 86 degrees 11 minutes 19 seconds East, 251.46 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46"; (4) North no degrees 08 minutes 11 seconds East, 24.96 feet to an iron survey nail with washer engraved "Holloway Eng. - Firm 46" in South Street; thence North 84 degrees 21 minutes 28 seconds East, in South Street, 257.52 feet to the Point of Beginning, containing 25.124 acres, more or less.

EXCEPT THEREFROM: 0.030AC to City of Martinsville for Street R/W in a Warranty Deed recorded July 12, 2013 as Instrument Number 201307814, and interest in a Quit Claim Deed recorded July 12, 2013 as Instrument Number 201307816.

LOT 1 LEGAL DESCRIPTION

A part of the land described in Instrument Number 201401636, Office of the Recorder of Morgan County, Indiana, being a part of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, thence North 00 degrees 51 minutes 11 seconds West (all bearings recited in this description are referenced from the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, the bearing of which is assumed to be North 00 degrees 51 minutes 11 seconds West based on Indiana State Plane Coordinates, East Zone, NAD83) along the East line thereof 78.96 feet; thence South 89 degrees 51 minutes 29 seconds West 44.19 feet to the Point of Beginning of this description, being a 5/8" rebar with a cap stamped "Isgrigg" in the North right-of-way of Prather Street; thence South 89 degrees 48 minutes 01 seconds West along said right-of-way 1073.96 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence North 00 degrees 11 minutes 59 seconds West along said right-of-way 5.87 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence South 89 degrees 48 minutes 01 seconds West along said right-of-way 122.88 feet to a Mag Nail in a washer stamped "Isgrigg"; thence North 45 degrees 10 minutes 12 seconds West along said right-of-way 13.95 feet to a Mag Nail in a washer stamped "Isgrigg" in the East right-of-way of South Ohio Street; thence North 00 degrees 32 minutes 53 seconds West along said right-of-way 104.97 feet to a Mag Nail set this Survey; thence North 89 degrees 48 minutes 01 seconds East 456.48 feet to a 5/8" rebar with a RLS Cap (hereinafter referred to as "Capped Rebar"); thence South 00 degrees 32 minutes 53 seconds East 94.88 feet to a Capped Rebar; thence North 89 degrees 48 minutes 01 seconds East 179.51 feet to a Mag Nail set this Survey; thence South 27 degrees 17 minutes 37 seconds East 179.51 feet to the Point of Beginning of this description. Containing 5.255 acres, more or less.

LOT 2 LEGAL DESCRIPTION

A part of the land described in Instrument Number 201401636, Office of the Recorder of Morgan County, Indiana, being a part of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 11 North, Range 1 East; thence North 00 degrees 51 minutes 11 seconds West (all bearings recited in this description are referenced from the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, the bearing of which is assumed to be North 00 degrees 51 minutes 11 seconds West based on Indiana State Plane Coordinates, East Zone, NAD83) along the East line of said Quarter Section 533.22 feet to the Point of Beginning of this description, being a 5/8" rebar with a cap stamped "Isgrigg"; thence South 89 degrees 31 minutes 27 seconds West 253.76 feet to a Railroad Spike; thence North 27 degrees 17 minutes 37 seconds West 138.10 feet to a Mag Nail set this Survey; thence North 32 degrees 53 minutes 35 seconds East 175.78 feet to a 5/8" rebar with a RLS Cap (hereinafter referred to as "Capped Rebar"); thence North 84 degrees 13 minutes 03 seconds East 215.53 feet to a Capped Rebar in the East line of said Quarter Section; thence South 00 degrees 51 minutes 11 seconds East along said East line 250.29 feet to the Point of Beginning of this description. Containing, 70,564 square feet, or 1.620 acres, more or less.

LOT 3 LEGAL DESCRIPTION

A part of the land described in Instrument Number 201401636, Office of the Recorder of Morgan County, Indiana, being a part of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 11 North, Range 1 East; thence North 00 degrees 51 minutes 11 seconds West (all bearings recited in this description are referenced from the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, the bearing of which is assumed to be North 00 degrees 51 minutes 11 seconds West based on Indiana State Plane Coordinates, East Zone, NAD83) along the East line of said Quarter Section 1402.50 feet to an iron spike in the North edge of pavement of South Street; thence South 83 degrees 30 minutes 17 seconds West 922.99 feet to the Point of Beginning of this description, being a Mag Nail set this Survey; thence South 00 degrees 52 minutes 39 seconds East 154.26 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence North 89 degrees 55 minutes 16 seconds West 314.70 feet to a Mag Nail in a washer stamped "Isgrigg" in the East right-of-way line of Ohio Street (as described in Instrument Number 9919138, Morgan County Recorder); thence North 15 degrees 32 minutes 43 seconds East along said right-of-way 82.25 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence Northeast along said right-of-way 48.11 feet along an arc to the right and subtended by a long chord having a bearing of North 50 degrees 26 minutes 26 seconds East and a length of 45.19 feet to a 5/8" rebar with a cap stamped "Isgrigg" in the South right-of-way line of South Street (as described in Instrument Number 9919138, Morgan County Recorder); thence North 85 degrees 20 minutes 08 seconds East along said right-of-way 251.46 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence North 00 degrees 43 minutes 00 seconds West 24.75 feet to a Mag Nail in a washer stamped "Isgrigg"; thence North 83 degrees 30 minutes 17 seconds East of thistat 5.17 feet to the Point of Beginning of this description. Containing, 34,984 square feet, or 0.803 acres, more or less.

LOT 4 REMAINDER OF PARENT PARCEL LEGAL DESCRIPTION

A part of the land described in Instrument Number 201401636, Office of the Recorder of Morgan County, Indiana, being a part of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 11 North, Range 1 East; thence North 00 degrees 51 minutes 11 seconds West (all bearings recited in this description are referenced from the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, the bearing of which is assumed to be North 00 degrees 51 minutes 11 seconds West based on Indiana State Plane Coordinates, East Zone, NAD83) along the East line of said Quarter Section 1402.50 feet to an iron spike in the North edge of pavement of South Street; thence South 83 degrees 30 minutes 17 seconds West 922.99 feet to the Point of Beginning of this description, being a Mag Nail in a washer stamped "Isgrigg" in the East right-of-way line of the abandoned F.&M. Railroad; thence South 27 degrees 35 minutes 14 seconds East along said abandoned right-of-way 283.96 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence North 83 degrees 18 minutes 12 seconds East 542.38 feet to a brass plug in a concrete base in the East line of said Quarter Section; thence South 00 degrees 51 minutes 11 seconds East along said East line 354.68 feet to a 5/8" rebar with a RLS Cap (hereinafter referred to as "Capped Rebar"); thence South 84 degrees 13 minutes 03 seconds West 175.78 feet to a Mag Nail set this Survey; thence South 27 degrees 17 minutes 37 seconds East 422.82 feet to a Mag Nail set this Survey; thence South 89 degrees 48 minutes 01 seconds West 672.73 feet to a Capped Rebar; thence North 00 degrees 32 minutes 53 seconds West 94.88 feet to a Capped Rebar; thence South 89 degrees 48 minutes 01 seconds West 456.48 feet to a Mag Nail set this Survey; thence North 00 degrees 32 minutes 53 seconds West 88.70 feet to a Mag Nail in a washer stamped "Isgrigg" in the South right-of-way line of Clare Drive (per Plat of James Hill Subdivision recorded in D.R. 132, Pg. 551, Morgan County, IN Recorder); thence North 88 degrees 57 minutes 24 seconds East along said right-of-way 101.49 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence Easterly, Northeastly along said right-of-way 92.69 feet along an arc to the left and having a radius of 140.00 feet and subtended by a long chord having a bearing of North 70 degrees 02 minutes 31 seconds East and a length of 91.01 feet to a 5/8" rebar with a cap stamped "Isgrigg" in the West line of Lot 12 in said James Hill Subdivision; thence South 00 degrees 51 minutes 58 seconds East along said West line 29.50 feet to the Southwest corner of said Lot; thence North 88 degrees 57 minutes 23 seconds East along the South line of said Lot 146.50 feet to the Southeast corner thereof; thence North 00 degrees 52 minutes 05 seconds West along the East line of said James Hill Subdivision 873.96 feet to a Mag Nail set this Survey; thence North 83 degrees 30 minutes 17 seconds East 252.44 feet to the Point of Beginning of this description. Containing, 17.415 acres, more or less.

SURVEYOR'S REPORT

The purpose of this project was to prepare a Minor Plat from the above-described Parent Parcel. Research for this Survey was conducted in the Offices of the Morgan County Recorder and Surveyor.

There may be differences between deed dimensions versus measured dimensions along the boundary lines of the subject real estate and there may be found survey markers near but not precisely at the same boundary corners. In cases where the magnitude of these differences in location of found survey markers is less than the uncertainty due to random errors in measurements and less than the uncertainty identified for the Reference Monumentation, said differences may be considered insignificant and are only for purposes of mathematical closure.

In accordance with the IAC Title 865 Article 1 Rule 12 the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners of the subject real estate due to Availability and Condition of Reference Monumentation, Record Documents, Evidence of Occupation, and random errors in measurements (Relative Positional Precision). There may be unwritten rights associated with these uncertainties. The client should presume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of these lines of possession from the surveyed lines.

Uncertainty Due to Availability and Condition of Reference Monumentation & Theory of Location

Reference Monumentation recovered for this project consisted of the following controlling monuments:

- Point "A": Iron Spike found at the N. edge of asphalt pavement. This monument was cited in several surveys by prior surveyors and was held as being on the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East.
-Point "B": Southeast corner of Section 4, Township 11 North, Range 1 East; calculated position from deeds/plats.
-Point "C": 4" diameter brass disc in concrete base found on the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East.

Measurements taken between the above-referenced found monuments checked reasonably well (+/-0.10 feet) compared to record dimensions. Therefore, there is estimated to be less than 0.1 feet of uncertainty in the location of the lines and corners of Lots 1 through 4 due to the availability and condition of Controlling Reference Monumentation.

The bearings and distances for the perimeter of the Parent Parcel cited in Chicago Title Insurance Company Commitment Number CTIN181896, dated July 9, 2018 were held to establish the perimeter boundary depicted herein. The record bearings and distances were held and then translated and related to fit the found controlling monuments, which were located by GPS observations. The bearings along the lines of the boundary of the Parent Parcel and Lots 1-4 are referenced to Indiana State Plane Coordinates West Zone NAD 83. Several other monuments were found along the perimeter of the Parent Parcel as called for in an ALTA Survey recorded as Instrument Number 2018-----. Measurements taken between the above-referenced found controlling monuments and other found perimeter boundary corner monuments checked reasonably well (+/-0.10 feet to 0.35 feet) compared to calculated positions. Therefore, there is estimated to be less than 0.5 feet of uncertainty in the location of the lines and corners of Lots 1 through 4 due to the availability and condition of Reference Monumentation.

Unless noted otherwise, the monuments found or set during this survey were at existing grade.

SURVEYOR'S REPORT

(Continued)

Uncertainty Due to Record Documents

There were no discrepancies detected between the lines described for the Parent Parcel and the lines described in the deeds of adjoining parcels. Therefore, there is estimated to be no uncertainty in the position of the lines and corners of the Parent Parcel or Lots 1-4 due to Uncertainty in Record Documents.

Uncertainty Due to Evidence of Occupation

A chain fence from the Parent Parcel lies up to 3.6 feet South of a Northern line of Lot 4. A chain fence from the Parent Parcel lies up to 1.5 feet West of the East lines of Lots 2 and 4. A portion of an iron fence from the Parent Parcel lies up to 7 feet North of the 101.49 foot segment of the Western line of Lot 4.

Relative Positional Precision of Measurements

The Relative Positional Precision of Measurements for this Survey does not exceed the allowable precision for an Urban Class Survey (0.07 feet) as defined in Title 865 IAC Article 1 Rule 12 Section 7.

Zoning & Building Set-Back Note

Lots 1 through 4 lie within the I2 (Medium Industrial) Zoning District per City of Martinsville, IN Zoning Maps. The I2 Zoning District has the following regulations and restrictions:

- Minimum Lot Width: 50'
-Minimum Front Yard Set-Back: 40'
-Minimum Side & Rear Yard Set-Back: 50' (abutting a Residential District)
-Minimum Side & Rear Yard Set-Back: 20' (abutting a Non-Residential District)

Flood Zone Note

Portions of Lot 1, Lot 2, and Lot 4 lie within Special Flood Hazard Zone A (Without Base Flood Elevation) as scaled from FEMA FIRM Panel 18109 C 0266 E, effective date October 2, 2014.

Ingress/Egress Easement & Drainage & Utility Easement Legal Description

A part of the land described in Instrument Number 201401636, Office of the Recorder of Morgan County, Indiana, being a part of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 11 North, Range 1 East; thence North 00 degrees 51 minutes 11 seconds West (all bearings recited in this description are referenced from the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, the bearing of which is assumed to be North 00 degrees 51 minutes 11 seconds West based on Indiana State Plane Coordinates, East Zone, NAD83) along the East line thereof 78.96 feet; thence South 89 degrees 51 minutes 29 seconds West 44.19 feet to the Point of Beginning of this description, being a 5/8" rebar with a cap stamped "Isgrigg" in the North right-of-way of Prather Street; thence South 89 degrees 48 minutes 01 seconds West 33.70 feet; thence North 27 degrees 17 minutes 37 seconds West 290.90 feet; thence North 28 degrees 05 minutes 42 seconds West 82.06 feet; thence North 27 degrees 26 minutes 48 seconds West 453.03 feet; thence North 00 degrees 37 minutes 20 seconds West 38.80 feet; thence South 89 degrees 22 minutes 40 seconds West 19.91 feet; thence North 28 degrees 37 minutes 25 seconds West 536.08 feet; thence North 83 degrees 30 minutes 19 seconds East 50.24 feet; thence South 27 degrees 35 minutes 14 seconds East 263.96 feet; thence North 83 degrees 10 minutes 12 seconds East 20.04 feet; thence South 28 degrees 37 minutes 25 seconds East 128.77 feet; thence South 27 degrees 26 minutes 48 seconds East 418.31 feet; thence South 80 degrees 31 minutes 27 seconds West 30.12 feet; thence South 27 degrees 17 minutes 37 seconds East 464.23 feet; thence South 62 degrees 46 minutes 17 seconds East 300.24 feet; to the Point of Beginning of this description. Containing 1.509 acres, more or less.

RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION

A part of the land described in Instrument Number 201401636, Office of the Recorder of Morgan County, Indiana, being a part of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 11 North, Range 1 East; thence North 00 degrees 51 minutes 11 seconds West (all bearings recited in this description are referenced from the East line of the Southeast Quarter of Section 4, Township 11 North, Range 1 East, Morgan County, Indiana, the bearing of which is assumed to be North 00 degrees 51 minutes 11 seconds West based on Indiana State Plane Coordinates, East Zone, NAD83) along the East line thereof 78.96 feet; thence South 89 degrees 51 minutes 29 seconds West 44.19 feet to the Point of Beginning of this description, being a 5/8" rebar with a cap stamped "Isgrigg" in the North right-of-way of Prather Street; thence South 89 degrees 48 minutes 01 seconds West along said right-of-way 1073.96 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence North 00 degrees 11 minutes 59 seconds West along said right-of-way 5.87 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence South 89 degrees 48 minutes 01 seconds West along said right-of-way 101.08 feet to the Point of Beginning of this description; thence South 89 degrees 48 minutes 01 seconds West 21.80 feet; thence North 45 degrees 10 minutes 12 seconds West 13.95 feet; thence North 00 degrees 32 minutes 53 seconds West 134.00 feet; thence South 89 degrees 27 degrees 17 minutes 37 seconds West 104.97 feet to a 5/8" rebar with a cap stamped "Isgrigg"; thence North 00 degrees 32 minutes 53 seconds West 193.67 feet; thence North 88 degrees 57 minutes 24 seconds East 35.00 feet; thence South 00 degrees 32 minutes 53 seconds East 338.04 feet to the Point of Beginning of this description. Containing, 11,285 square feet, or 0.259 acres, more or less.

SURVEYOR'S SUBDIVISION CERTIFICATION

I, Michael L. Huter, hereby certify that, to the best of my knowledge, and belief, this plat represents a subdivision of land in accordance with the City of Martinsville Zoning and Subdivision Control Ordinances, and that the perimeter of said subdivision was surveyed in accordance with Indiana Administrative Code 865-1-12 and that all information required by said rule, including Surveyor's Report, is shown hereon or is given in a separate Retracement Boundary Survey prepared by Robert L. Isgrigg (Project No. 1808-08), dated 08-21-2018. Further, that all monuments required by IAC Title 865 Article 1 Rule 12 and this Ordinance have been set or will be set prior to the transfer of any Lot in this subdivision.

Certified this 21st day of January, 2019

Michael L. Huter, PLS Professional Land Surveyor No. 9500007 State of Indiana



LEGEND

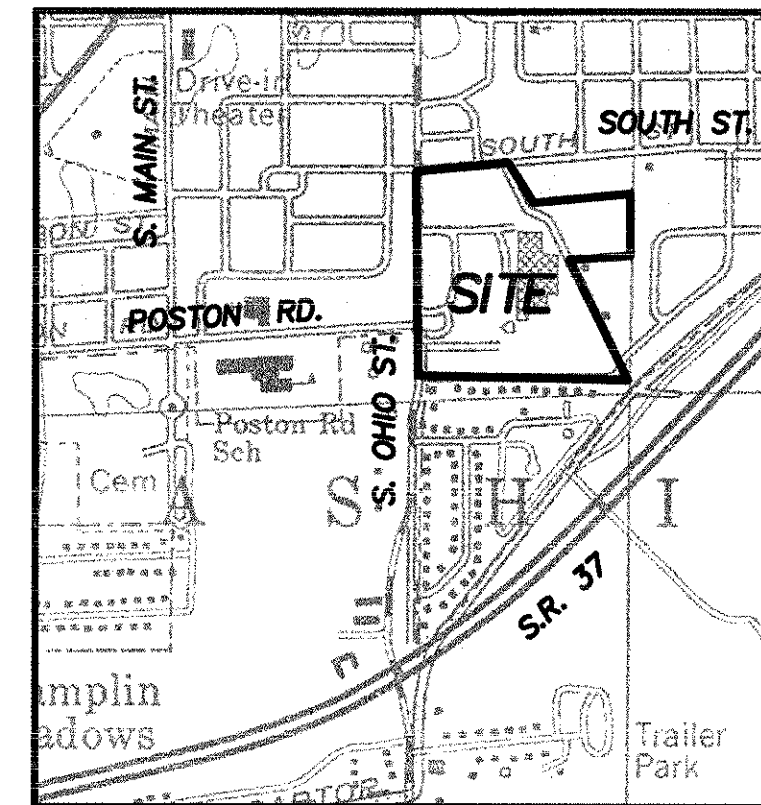
- △ = Section Corner Monument
○ = 5/8" Rebar w/Isgrigg Cap found
⊙ = Mag Nail w/washer found
⊗ = 5/8" Rebar found
⊕ = Mag Nail w/washer set
● = 5/8" Rebar w/RLS Cap set
X = Calculated Monument Position
M = Measured Dimension
R = Record Dimension
Calc. = Calculate Position

DULY ENTERED FOR TAXATION Subject to final acceptance for transfer

FEB 25 2019

Dan Burk MORGAN COUNTY AUDITOR

VICINITY MAP



OWNERS' CERTIFICATION

I, the undersigned, Mandy Zellmer, owner of the surveyed real estate depicted and described herein (the Parent Parcel), do hereby certify that it is my intent to subdivide the Parent Parcel thereby creating three (3) new taxable parcels of land, depicted hereon as Lot 1, Lot 2, and Lot 3, in accordance with this Plat of Survey.

Mandy Zellmer V.P. Human Resources For Bare Feet, Inc. Date: 02/22/2019

This subdivision shall be known as For Bare Feet Minor Plat, an Addition to the City of Martinsville, Indiana.

Front, side, and rear yard building setback lines are hereby noted on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground as shown on this plat and marked "Easement", reserved for the use of Ingress and Egress, and utilities, except transmission lines or mains, for the installation of water and sewer mains, pipes, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of Lots in this subdivision shall take their titles subject to the rights of the utilities.

NOTARY'S VERIFICATION

BEFORE ME, the undersigned, a Notary Public in and for the State of Indiana, personally appeared Mandy Zellmer, who acknowledged the execution of the foregoing instrument as her voluntary act and deed for the purpose expressed herein.

Witness my hand and seal this 22 day of February, 2019.

County of Residence: Morgan Notary Public Signature: Sandy Mosier Notary Public Printed: Sandy Mosier My Commission Expires: June 11, 2023

PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND BY AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARTINSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE CITY OF MARTINSVILLE AS FOLLOWS:

Adopted by the Martinsville Plan Commission at a public meeting held on the 18th day of December, 2018.

Martinsville Plan Commission Primary Approval

By: Ben Merida, Chairman Date: February 15, 2019

By: Marilyn Siderwicz, Secretary Date: 2/15/2019

Martinsville, IN Plan Commission Secondary Approval

By: Josh Messmer, City of Martinsville, IN Engineer Date: February 12, 2019

RIGHT-OF-WAY DEDICATION NOTE

Recorded dedication of street right-of-way, meeting City of Martinsville, Indiana comprehensive Plan recommendations and the requirements and standards of the Subdivision Control Ordinance and the Zoning Ordinance, shall be required prior to the issuance of any building permit.

The proposed right-of-way along South Ohio Street is hereby dedicated to the public.

REDACT STATEMENT

I, Michael L. Huter, affirm, under the penalties for perjury, that I personally prepared this document and that I have taken reasonable care to redact each social security number in this document, unless required by law.

Vertical sidebar containing: Revisions and Dates table, LAST REVISION: field, SCALE: 1"=50', PROFILE: field, FOR BARE FEET MINOR PLAT title, PREPARED FOR: FOR BARE FEET, INC., 1201 SOUTH OHIO STREET, MARTINSVILLE, IN 46151, PT. S.E. QTR., SECTION 4, T11N, R1E, MORGAN COUNTY, IN, TITLE REFERENCE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. CTIN181896, SHEET 3 OF 3, RLS RECOMMENDED LAND SURVEYING, INC., 1520 Foxcross Dr. Martinsville, IN 46151, Ph: 317.440.6709, Fax: 765.352.9029, E-Mail: recs@otl.net, DATE: Jan. 21, 2019, JOB #: 2018-146, DRAFTING: MLH, CHECKED BY: BHT, and a Professional Land Surveyor Seal for Michael L. Huter, No. 9500007, State of Indiana.

OHIO AND SOUTH MINOR PLAT

A REPLAT OF LOT 3 IN FOR BARE FEET MINOR PLAT AND
PART OF THE SOUTHEAST QUARTER OF
SECTION 4, TOWNSHIP 11 NORTH, RANGE 1 EAST,
CITY OF MARTINSVILLE, MORGAN COUNTY, INDIANA.



171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501
infomartinsville@v3co.com
WWW.V3CO.COM

PROJECT LOCATION:
LOT 3 FOR BARE FEET MINOR PLAT
AND PART OF THE SE 1/4
SECTION 4 - TOWNSHIP 11 NORTH - RANGE 1 EAST
CITY OF MARTINSVILLE, MORGAN COUNTY

MINOR
PLAT

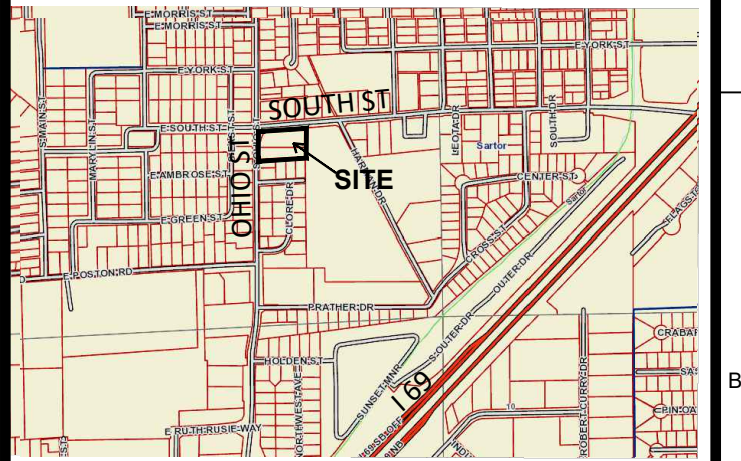
PREPARED FOR:
CRANE CREDIT UNION

REV. #	DATE	REV. DESC.

DRAWING LEGEND

- ☒ = CENTER LINE OF ROAD
- BSL = BUILDING SETBACK LINE
- ▲ SECTION MONUMENT
- IRON PIN FOUND (AS NOTED)
- ◆ MAG NAIL FOUND (AS NOTED)
- 5/8" REBAR SET W/ V3 PX IN FIRM #0092 CAP
- ◇ SET MAG SPIKE W/ V3 COMPANIES PX FIRM #0092 WASHER

VICINITY MAP - NOT TO SCALE



Approved By: BH
Drawn By: AS
Date Plotted: MARCH 20, 2026

Project Number:
251364
Sheet Number :
1 OF 1

LEGAL DESCRIPTION

That portion of the Southeast Quarter of the Southeast Quarter of Section 4, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana; also being a portion of Lot Number 3 in the For Bare Feet Minor Plat as per plat thereof recorded as Instrument Number 201902047 in the Office of the Recorder of said county; and based on a survey prepared by Brian L. Haggard, LS29800001, certified on February 23, 2026, revised February 27, 2026, under V3 Companies Project No. 251364, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 00 degrees 51 minutes 11 seconds West along the east line thereof 1100.76 feet; thence South 88 degrees 34 minutes 18 seconds West 918.51 feet to the intersection of the west line of Lot 4 in said Minor Plat with the easterly extension of the south line of the land of MacDonald as described in Instrument Number 2014018587 in said county records, said point being the POINT OF BEGINNING; thence continue South 88 degrees 34 minutes 18 seconds West 330.74 feet along said south line and its easterly extension; thence North 01 degree 25 minutes 42 seconds West 66.00 feet along the west line of said land; thence North 88 degrees 34 minutes 18 seconds East 16.80 feet along the north line of said land; thence North 01 degree 25 minutes 42 seconds West 8.23 feet to the southwest corner of said Lot 3; thence the following three (3) courses along the west and north lines of said Lot 3: 1) North 15 degrees 32 minutes 43 seconds East 82.25 feet to the beginning of a tangent curve to the right having a radius of 39.50 feet and a central angle of 69 degrees 47 minutes 25 seconds; 2) northeasterly along the arc of said curve 48.11 feet; 3) North 85 degrees 20 minutes 08 seconds East 251.48 feet to the southwest corner of a parcel of land described in Instrument Number 202114280 in said county records; thence North 73 degrees 05 minutes 20 seconds East along the south line thereof 5.31 feet to the common line between Lots 3 and 4 of the Minor Plat; thence South 00 degrees 52 minutes 05 seconds East 195.98 feet along said common line and the west line of Lot 4 to the POINT OF BEGINNING, containing 1.331 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Brian L. Haggard, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana, and that the within Plat represents a subdivision of the lands surveyed under my direct supervision based on a survey recorded as Instrument Number _____ in the Office of the Recorder of Morgan County, Indiana, being the survey of record on which this plat is based, and that to the best of my knowledge and belief, there have been no changes from the matters revealed on said record survey on any lines that are common with the new subdivision. All the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

Witness my hand and seal this ___ day of _____, 20__.

Brian L. Haggard
PS No. LS29800001
State of Indiana

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the ___ day of _____, 202__, by the Director of the Public Works Department of the City of Martinsville, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4(B) of the Unified Development Ordinance.

By: _____
Kelly Bray

By: _____
John Lillywhite

COMMISSION CERTIFICATE

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, this plat was given approval by the Board of County Commissioners of Morgan County, Indiana, at a meeting on the ___ day of _____, 202__.

By: _____
Joe Disney, Chairman

By: _____
Rick Durnal, Vice-Chairman

By: _____
Marilyn Siderewicz, Secretary

OWNER'S DEDICATION

We, the undersigned owner of the real estate shown and described herein and per the owner's record source of title in Instrument Number _____ and Instrument Number _____, do hereby certify that we have laid off, platted and subdivided into 1 Lot, numbered 1, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Ohio and South, an addition to the City of Martinsville, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground shown on this plat and designated as easement for drainage and/or utilities, reserved for the use of public utilities for the installation of storm sewers, water and sanitary sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The Driveway Easement shown in the northeast corner of Lot 1 is hereby granted to the owner of Lot 4 in the For Bare Feet Minor Plat, and their successors and assigns, to accommodate an existing driveway and curbing that provides access to/from South Street to/from the existing facility on Lot 4.

By: _____

Printed /Title _____

State of _____

County of _____

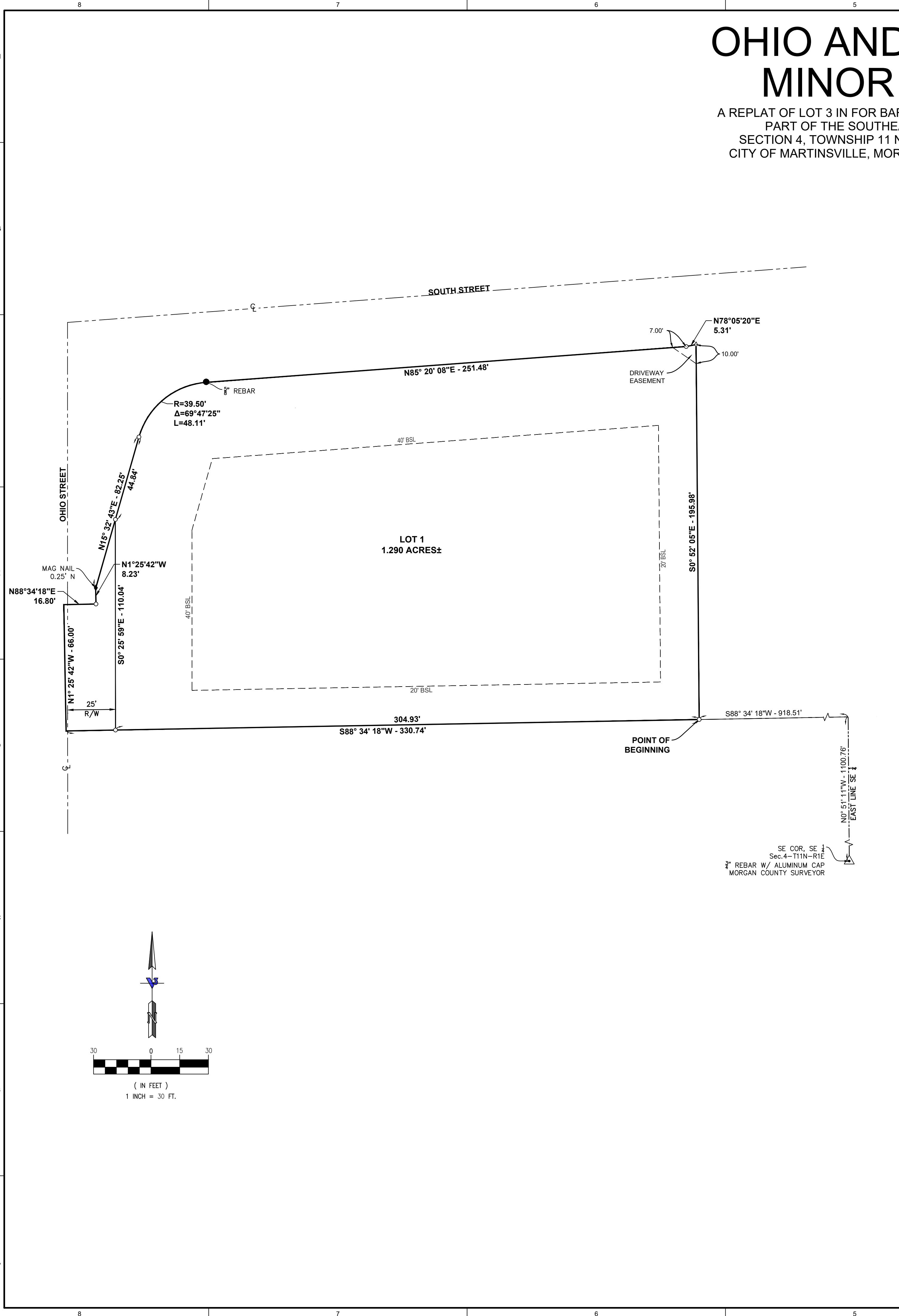
Before me the undersigned Notary Public, in and for the County and State personally appears _____, the _____ of _____ who acknowledged the execution of this document as to their voluntary act and deed and affixed his signature thereto.

Witness my hand and Notarial Seal this ___ day of _____, 20__.

Notary Public

State of _____, County of _____

My Commission Expires: _____



REPEAL:

§ 94-223 SIGNS (Downtown Sign Regulations)

§ 94-37 SIGNS AND ADVERTISING STRUCTURES (Zoning Ordinance Sign Regulations)

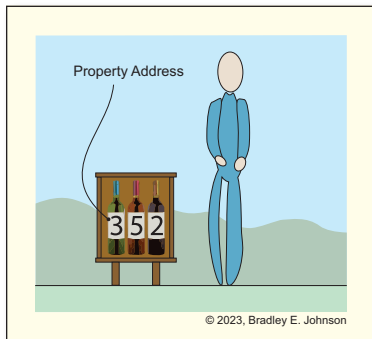
3.7.1 General Sign Standards

- A. Definitions: Words used in a special sense in the sign regulations are defined in § 94-5 GENERAL DEFINITIONS.
- B. Words Used: Any non-legal or non-technical words used in the sign regulations and that are not defined in § 94-5 GENERAL DEFINITIONS shall be interpreted as common usage as defined in an English language dictionary. Similarly, any legal or technical words not defined in § 94-5 GENERAL DEFINITIONS shall be defined by the appropriate technical lexicon or legal dictionary. Under all circumstances the regulation's intent, context, and inference from surrounding text shall be considered.
- C. Administration: The Zoning Administrator shall be responsible for the administration of the sign regulations. The Code Enforcement Official for the City of Martinsville, and/or any person delegated the role of Zoning Administrator by the Mayor or Plan Commission shall be the Zoning Administrator. "Zoning Administrator" is not a job title. Rather, it is role delegated to a person working or volunteering for the City of Martinsville.
- D. Purpose: The intent of these Sign Standards is to:
 - 1. *Comprehensive Plan*: Accomplish the goals and Objectives of the Comprehensive Plan;
 - 2. *Time, Place and Manner*: To regulate time, place and manner characteristics of signs;
 - 3. *Health, Safety and Welfare*: To promote the health, safety, and welfare of the residents, workers, and visitors in the City of Martinsville;
 - 4. *Minimize Hazards*: To eliminate potential hazards to motorists, cyclists and pedestrians resulting from sign clutter, placement of signs;
 - 5. *Proliferation*: To avoid the proliferation of excessive commercial messages;
 - 6. *Business Identification*: To provide businesses with fair and appropriate identification based on the applicable zoning district (e.g. intensity of that district), context, and neighbors to the subject property;
 - 7. *Corridor Streetscape*: To create a consistent and aesthetic streetscape along commercial corridors; and
 - 8. *Aesthetics*: To maintain and enhance the general aesthetic throughout the city.
- E. Precedent: Signs that were reviewed and permitted in the past shall not be a precedent for approvals in the future.
- F. Applicability: The following standards only apply to commercial signs. Text, symbols, colors, shapes, and logos use for communicating information shall not be considered a commercial message unless their intent is to promote, advertise, identify or brand a business, institution, organization, or individual for monetary gain, growth in membership, improvement in mission, identity, or similar gains.

3.7.2 Sign Exemptions

- A. Freedom of Speech: Any permanent sign or standard temporary sign permitted by the Sign Standards may be used for freedom of speech (e.g. the expression of opinions not including commercial messages) for any length of time.
- B. Exempt Devices: The following devices, as described, are not considered commercial messages and shall therefore be exempt from the Sign Standards because they are not "commercial signs." However, the below described exemptions shall still meet any other non-sign regulations in the Zoning Ordinance when applicable. Exempt devices that do not meet the below description and that are used as part of, or fully as, a commercial message shall be regulated as a commercial sign.
 - 1. *Flags*: A flag of any nation, state, municipality, or other political unit shall be exempt. However, when a flag or insignia of any nation, state, municipality, or other political unit is used as an integral component of a commercial message, it shall comply with the applicable sign standards for the subject zoning district. For example, an American flag with a corporation's brand or logo over top of the flag image would not be exempt.
 - 2. *Political Signs*: Political campaign signs shall be exempt.
 - 3. *Public Street Signs*: Any street sign used for public information, public safety, or to convey rules and laws related to driving, cycling, walking, or any other use of the public right-of-way, whether placed in or outside the right-of-way shall be exempt.
 - 4. *Non-Public Signs in the Right-of-Way*: Any sign authorized in writing to exist in the right-of-way by the Board of Public Works and Safety; for a business, organization, or private citizen's needs shall be exempt. However, the duration, size, location and the like shall be limited to five (5) days, five (5) square feet, and three (3) feet from any street or sidewalk, unless otherwise permitted in writing by the Board of Public Works and Safety.
 - 5. *Emergency Services Sign*: Any sign used by emergency services to warn pedestrians or drivers of a hazard, closure, or the like, shall be exempt.
 - 6. *Construction Sign*: Any sign used to convey a vehicular or pedestrian hazard or closure in relation to a legally permitted construction activity, installed by a contractor or the Street Department shall be exempt.
 - 7. *Public Safety Message*: Posting of a public safety or privacy message by a private property owner shall be exempt, provided that no individual posting exceeds four (4) square feet. Examples include "Beware of Dog," "Private Property," "No Trespassing," "Weight Limit," "Video Surveillance," and "No Turnaround."

8. *Operational Limitations or Information:* Posting of operational limitations and information shall be exempt, provided the letters are not greater than eight (8) inches in height in Agricultural or Residential zoning districts or twelve (12) inches in height in commercial or industrial zoning districts. Examples include hours of operation, admittance requirements, “Employees Only,” “Men,” “Women,” “Visitor Parking,” and “No deliveries.”
9. *Indoor Commercial Messages:* Commercial messages displayed inside a building that cannot be viewed legibly by pedestrians or drivers outside the building shall be exempt. Examples include a commercial message on a scoreboard inside a gymnasium, a wall clock inside a restaurant with a branded logo, or product signs hanging or mounted on the wall of a retail store.
10. *Minuscule Commercial Messages:* Minuscule commercial messages displayed on or near a primary entrance, on a gas pump, or other incidental location on a site shall be exempt, provided that the area of each minuscule commercial message does not exceed thirty (30) square inches and the cumulative area of all minuscule commercial messages does not exceed two (2) square feet per primary entrance, or one (1) square foot per gas pump. Examples include “Visa,” “Master Card,” “ATM Inside,” sales messages for products sold on-site, video commercials displayed on pumps, and corporate logos.
11. *Price Tags:* A price tag in conjunction with outdoor merchandise shall not be considered a sign if less than twenty (20) square inches.
12. *Residential Nameplate:* Posting of the occupant’s name in a single-family residential districts when the text is not greater than six (6) inches in height shall be exempt (e.g. “Smith Family” or “Jones Place”).
13. *Property Name:* A name given to a property and posted by the owners, and that does not exceed six (6) square feet in sign area is exempt. For example “Dream Cottage” or “Wild Wind Farm.” However, if the sign is related to the property’s use as identification for a commercial operation (e.g. a home business, bed and breakfast, vacation rental, or has agricultural tourism) the property name sign shall not be exempt.
14. *Addresses:* Posting of a street address on a mailbox, building, or other prominent location to provide essential property identification for visitors and emergency services shall be exempt. However, when a street address is greater than ten (10) inches in height in Agricultural or Residential zoning districts or fourteen (14) inches in height in commercial or industrial zoning districts; or when an address integrates graphics that convey a commercial message, then it shall be regulated as a commercial sign. For example, an address posted on a sign illustrated with bottles of wine for a wine shop would not be exempt.



15. *Required Postings:* Public information, notices, and warning messages required by a local, state or federal agency, public utility, local ordinance, state law, or federal law shall be exempt, provided the area of the message and height of posting are consistent with the requirement by the agency or by law.
16. *Historical Identification:* Words and numbers used to describe a historic building, structure, site, landmark or event as part of a designation by a Federal, State or local governments shall be exempt.
17. *Integral Text:* Name of building, date of erection, monumental citations, commemorative tablets, and the like, when carved into stone, cast into concrete, or the like; or made of bronze, aluminum, stainless steel, or other permanent material, and when made a permanent and an integral part of the building shall be exempt.
18. *Religious Symbols:* Religious symbols (e.g. Cross, Star of David, or Star and Crescent) incorporated into a building’s architecture, places of worship site, or location occupied by a religious organizations shall be exempt. Logos, brands, or slogans used by religious organizations shall not be considered religious symbols.
19. *Murals:* A mural shall be exempt, provided it conveys no commercial message. Murals with a commercial message shall be regulated as a Wall Sign.
20. *Commercial Messages on a Permanent Display Board:* A commercial message attached to and contained within the sign area of a legally established permanent display board sign shall be exempt.
21. *Limited Audience:* Any advertising or sponsor signs mounted on an outdoor scoreboard, dugout, press box, fence, bleachers, concession stand, restroom, or similar structures used in conjunction with a legally-established arena, amphitheater, sport field, sport court, or similar shall be exempt if designed to be predominantly seen by the audience. However, if the advertising is visible from a public street and contains a commercial message intended for the non-attending public, it shall comply with the sign standards for the applicable zoning district.

22. *Directional Devices*: Directional devices used to mark the entrance or exit of an establishment for vehicle safety and information purposes that does not exceed the following limitations shall be exempt:
 - a. Applicable Zoning Districts: R3, B1, B2, B3, B4, I1, I2, I3, and I4.
 - b. Device Area: Directional devices shall not exceed four (4) square feet in area per face.
 - c. Device Height: Directional devices shall not exceed four (4) feet in height.
 - d. Quantity: Up to two (2) directional devices may be installed per street frontage in which the property has legally established curb cuts; with an absolute maximum of four (4) per property.
 - e. Location: Directional devices shall be subject to *Section 3.7.5(B): Prohibited Locations*.
 - f. Message: Directional devices shall either contain the words “In,” “Enter,” “Entrance,” “Out,” “Exit,” “Do Not Enter,” or very similar; and/or have directional arrows indicating desired traffic movement. Further, directional devices may include corporate colors, business name, or business logo as long as the business name or logo does not exceed fifty percent (50%) of the device area.
23. *Wayfinding System Signs*: Wayfinding systems may be permitted for large developments that encompass multiple lots or multiple buildings, provided the following conditions are met.
 - a. Wayfinding systems shall be used to direct vehicular and pedestrian traffic to specific neighborhood, amenity, or other major destinations.
 - b. Wayfinding systems shall be required to have all signs be of consistent size, scale, and appearance.
 - c. Wayfinding signs shall not exceed eight (8) feet in height and four (4) square feet in sign area.
 - d. Proposals for wayfinding systems shall be reviewed and approved at the discretion of the Zoning Administrator. The Zoning Administrator may take into account the need for the wayfinding system, the size and complexity of the development, quantity and location of signs, number of entrances and exits, and the appearance of signs.

3.7.3 Permitting of Signs

- A. Improvement Location Permit: An Improvement Location Permit shall be required for all signs located, erected, constructed, reconstructed, enlarged, moved, or altered, except as follows:
 1. *Exempt Devices*: See 3.7.2(B) above.
 2. *Maintenance*: Signs undergoing periodic or routine maintenance shall be allowed to do such work without an improvement location permit, including: painting, repainting, cleaning, replacing electronic parts, and changing burnt-out light elements. Maintenance does not include increasing the intensity or brightness of internal or external lighting.
 3. *Changing a Sign’s Content*: Changing any sign’s message (i.e. content) shall be allowed without an improvement location permit; assuming the sign area, sign height, projection from a wall face, dimension, mechanics, illumination, (e.g. changing a non-electronic sign to a LED sign), and other “time, place, and manner” standards are not changed. For example: Changing a 3’ tall by 5’ wide plastic face saying “Dave’s Pizza” to a new 3’ tall by 5’ wide plastic face saying “Mary’s Cakes” shall be permitted without an improvement location permit.
 4. *Changeable Copy*: Any changes to text or graphics displayed on a permitted and approved changeable copy sign shall be allowed without an improvement location permit.
 5. *Standard Temporary Signs*: When clearly permitted in a zoning district, a Standard Temporary Sign(s) shall be allowed without an improvement location permit; but in all circumstances shall still comply with all applicable standards.
 6. *Temporary Relocation of Temporary Signs*: A permitted and legally complying temporary sign that is replaced due to storms, mowing, or site maintenance; or when intentionally removed at end of business hours and replaced at the beginning of business hours (e.g. an A-frame sign outside a front door) shall be allowed without an improvement location permit.
 7. *Exact Replacement Due to Damage or Mother Nature*: Permanent and legally complying permanent signs or temporary signs damaged by fire, motor vehicle accident or act of mother nature shall be allowed without an improvement location permit; when replaced with an exact replacement sign (e.g. same size, materials, color, etc.).
- B. State Permit: Per the Highway Beautification Act and other federal and state regulations, signs proposed along a State-owned or managed interstate or highway may be required to obtain a state or federal permit or written authorization from the Indiana Department of Transportation. If a state or federal permit is required, it shall be obtained prior to seeking an Improvement Location Permit.
- C. Easement Holder Approval: All signs proposed to be located within an easement shall obtain written approval from the easement holder prior to seeking an Improvement Location Permit. For example, a sign proposed within a legal drain (i.e. regulated drain) easement shall obtain written approval from the Morgan County Drainage Board before applying for an Improvement Location Permit.

4. *Vehicle Signs*: Vehicles with signs greater than eight (8) square feet in cumulative area shall be prohibited to be parked for the primary purpose of displaying the sign. Vehicles that are moved to new conspicuous locations or that are used from time-to-time then parked conspicuously shall be subject to this regulation. Prohibited signs shall not be construed to include vehicles with signs on them that:
 - a. Are lawfully parked overnight or during non-business hours in a discreet location.
 - b. Are making deliveries, sales calls, transporting persons or property, or conducting customary practices relating to operating the business.
 - c. Are used in conjunction with customary construction operations on a construction site.
 5. *Signs with Moving or Movable Parts*: Signs or devices with visibly moving parts shall be prohibited.
 6. *Driver Hazard*: Signs that emulate emergency service vehicles or common traffic signs or signals shall not be permitted. For example, a sign that uses “Stop,” “Slow,” “Caution,” “Danger,” “Warning,” or similar words mounted on a sign using similar shape, scale, color, and location, potentially resulting in driver confusion or otherwise creating an unsafe condition shall be prohibited.
 7. *Non-Permitted*: Any sign type not specifically permitted or that isn’t clearly meeting the intent of the Sign Standards shall be prohibited.
- C. Prohibited Content: The following content shall not be displayed on a sign.
1. *Fighting Words*: Signs that contain “fighting words” as defined by the “fighting words doctrine” established by the US Supreme Court in *Chaplinsky v. New Hampshire* (1942) shall not be permitted on any sign;
 2. *Obscene, Indecent or Profane Imagery*: Obscene, indecent or profane imagery not permitted on broadcast television or radio during 6:00 AM to 10:00 PM, according to the *Obscene, Indecent and Profane Broadcasts Guide* (or as may be amended, renamed, or replaced) published by the FCC, or similar rule or guidelines for obscene, indecent, or profane content upheld by Federal Court, shall not be permitted on any sign;
 3. *Obscene or Profane Words or Violent Imagery*: Any content that would result in an NC-17 rating by the Motion Picture Association of America, or similar rule or guidelines for obscene or profane words upheld by Federal Court, shall not be permitted on any sign; and
 4. *Pornographic Images*: Content determined to be “internet pornography” or otherwise considered to be adult material by the Children’s Internet Protection Act (CIPA) of 2000, as upheld by the US Supreme Court, shall not be permitted on any sign.
- D. Prohibited Locations: Signs, regardless of type, shall not be permitted in any of the following locations, except as may be expressly permitted elsewhere in this Zoning Ordinance:
1. *Vision Clearance*: Signs shall not be permitted within twenty-five (25) feet of an intersection, measured from the intersecting street’s right-of-way.
 2. *Right-of-way*: Signs shall not be located partially or fully within, or projecting over, any right-of-way unless authorized in writing by the Board of Public Works and Safety.
 3. *Street Signs and Utility Poles*: Signs shall not be permitted on any traffic control device or pole, street sign, construction sign, or utility pole.
 4. *Fences*: Signs shall not be permitted on any fence.
 5. *Trees*: Signs shall not be permitted to be attached to any tree, shrub, or other natural object.
 6. *Benches*: Signs shall not be permitted to be attached to or integrated onto any bench on private property.
 7. *Towers*: Signs shall not be permitted to be attached to or integrated into any telecommunication antennae, telecommunication tower, television antennae, or similar towers.
 8. *Roofs*: Signs shall not be permitted to be placed on, set upon, attached to, or be perceived to be attached to the roof of a building or structure. This provision includes signs integrated into the roofing material.
 9. *Fire Safety*: Signs shall not be permitted on a fire escape or in a manner that substantially blocks movement away from a building through a fire-door, or that substantially blocks the view from the right-of-way to a fire door.
 10. *Obstructs Circulation*: Signs that obstruct or interfere with safe internal or external movement of vehicular, bicycle or pedestrian traffic shall not be permitted.
 11. *Artificial Elevation*: Signs shall not be permitted to be installed on a berm, mound, or otherwise raised portion of the site unless the sign height is measured from the elevation at the base of the berm or mound, or the original elevation of raised portion of the site.
 12. *Wall Signs over Windows*: No permanent Wall Sign shall be installed such that it covers windows in the building.
- E. Maintenance: All signs and sign components shall be kept in good repair, in safe condition, compliant with applicable codes (e.g. electrical code), free from all hazards, and in working condition. If landscaping is required by ordinance around the base of a sign, it shall be maintained in healthy, living condition, consistent in character with the approval, and not allowed to get overgrown.

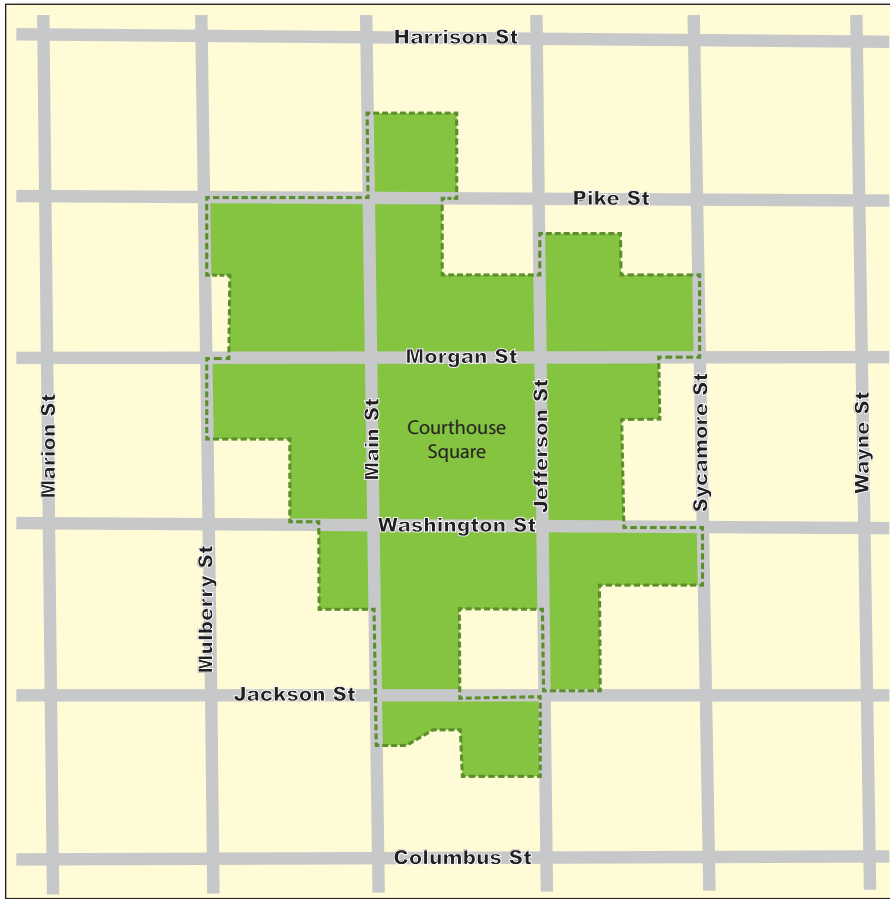
3.7.6 Agriculture, Open Space, Single-family, Two-family Residential, and Multiple Family Residential Sign Standards

- A. Applicability: This Sign Standards section applies to the following zoning districts: AG, OS, RR, R1, R2, and R3.
- B. Permitted Sign Categories: Standard Temporary Signs, Special Temporary Signs, and permanent Entry Feature Signs.
- C. Sign Permit: A sign permit is required for a Special Temporary Sign, but not a Standard Temporary Sign. A sign permit shall also be required for the sign portion of an Entry Feature Sign.
- D. Standard Temporary Signs:
 - 1. *Permitted Types*: Only yard signs shall be permitted as a Standard Temporary Sign.
 - 2. *Quantity*: One (1) Standard Temporary Sign shall be permitted per lot. Corner lots with a minimum of 300 feet of combined frontage shall be permitted one (1) additional Standard Temporary Sign.
 - 3. *Sign Area*: The maximum sign area shall be eight (8) square feet per side.
 - 4. *Height*: The maximum sign height shall not exceed six (6) feet above the ground.
 - 5. *Location*: At least ten (10) feet from any edge of pavement and property line. However, if front yard setbacks do not allow this separation, the sign shall be located as far as practical from any public sidewalk or street.
 - 6. *Illumination*: A Standard Temporary Signs shall not be illuminated.
 - 7. *Duration*: A Standard Temporary Signs may stay in place for the duration of the temporary event.
- E. Special Temporary Signs:
 - 1. *Permitted Types*: Only yard signs and yard cards shall be permitted as a Special Temporary Sign.
 - 2. *Quantity*: One (1) Special Temporary Sign shall be permitted per lot.
 - 3. *Sign Area*: The maximum sign area shall be twenty-four (24) square feet per side.
 - 4. *Height*: The maximum sign height shall not exceed eight (8) feet above the ground.
 - 5. *Location*: At least ten (10) feet from any edge of pavement and property line.
 - 6. *Illumination*: A Special Temporary Signs shall not be illuminated.
 - 7. *Duration*: A Special Temporary Sign may stay in place for seven (7) continuous days, but no lot shall have a special temporary signs for more than fourteen (14) total days in any calendar year.
- F. Entry Feature Sign:
 - 1. *Applicability*: Residential developments with internal streets and a minimum of four (4) lots may establish an Entry Feature Sign. Similarly, multiple-family developments with internal streets, at least two (2) multiple-tenant buildings, and/or a minimum of ten (10) dwelling units may establish an Entry Feature Sign.
 - 2. *Permitted Types*: Only ground signs shall be permitted as an Entry Feature Sign. Ground signs may be single-sided, flanking a vehicular entrance, or double-sided on a single side of a vehicular entrance.
 - 3. *Quantity*: One (1) entry feature sign shall be permitted per vehicular entrance into the development from a perimeter street with an absolute maximum of three (3) when three (3) or more vehicular entrances exist.
 - 4. *Sign Area*: The identification portion (i.e. the text and logo) of the Entry Feature Sign shall be a maximum of thirty-two (32) square feet per side for the primary vehicular entrance, and sixteen (16) square feet or less per side for each additional vehicular entrance.
 - 5. *Height*: The identification portion (i.e. the text and logo) of an Entry Feature Sign shall be a maximum of six (6) feet above the ground.
 - 6. *Location*: An Entry Feature Sign shall be located a minimum of two (2) feet from the right-of-way, sidewalk, curbs and edge of pavement.
 - 7. *Materials*: An Entry Feature Sign shall be constructed of stone, metal, or masonry.
 - 8. *Landscaping*: The area around an Entry Feature Sign shall be landscaped to create a positive aesthetic for the overall entrance into the subdivision or development.
 - 9. *Illumination*: An Entry Feature Sign may be illuminated by external ground lighting. Internal lighting shall not be permitted.

3.7.7 Overlay District Sign Standards

- A. Historic Downtown Overlay District: All permanent signs and temporary signs shall be regulated as follows.
1. *Cumulative Cap Area*: One (1) square foot of cumulative sign area shall be permitted for each ten (10) square feet of building face fronting on a public street or for each one (1) linear foot of property fronting on a publicly maintained right-of-way, whichever is greater. The name of a business on an awning constitutes a sign and as such shall apply to the total square area of allowable signage.
 2. *Permitted Permanent Sign Types*: Wall signs, window signs, projecting signs, and awning signs.
 3. *Permitted Temporary Sign Types*: Standard temporary and special temporary signs.
 4. *Prohibited Sign Types*: Ground signs, roof signs, gateway signs, entry feature signs, and any other sign type not mentioned in 3.7.7(A)(2).
 5. *Sign Type Exemption*: The historic “Martinsville City of Mineral Water” roof mounted sign, as it presently appears and is located shall be exempt.
 6. *Permanent Sign Standards*:
 - a. No permanent signs shall not extend more than three (3) feet over the public sidewalk and the bottom of said signs shall be a minimum of eight (8) feet above the sidewalk. Signs shall not extend over a curb, public street or alley.
 - b. No permanent sign shall be painted directly on a building surface.
 - c. No permanent signs shall not be placed over a window or door opening, covering that opening. Window signs are not considered “over” a door or window.
 - d. Restoration of an existing historic advertising murals is permitted. Murals or other public art shall be compatible with the Historic Downtown District and shall not be injurious to the public health, safety morals and general welfare of the community and in addition shall be approved by the Plan Commission and any other agency with jurisdiction.
 7. *Standard Temporary Signs*:
 - a. *Permitted Types*: Only window signs shall be permitted as a Standard Temporary Sign.
 - b. *Quantity*: One (1) Standard Temporary Sign shall be permitted per lot. Corner buildings with windows on both facades shall be permitted one (1) additional Standard Temporary Sign.
 - c. *Sign Area*: The maximum sign area shall be six (6) square feet.
 - d. *Height*: There is no maximum height above the ground.
 - e. *Location*: Only in windows.
 - f. *Illumination*: A Standard Temporary Signs shall not be illuminated.
 - g. *Duration*: A Standard Temporary Signs may stay in place for the duration of the temporary event.
 8. *Special Temporary Signs*:
 - a. *Permitted Types*: Only A-Frame, T-Frame, or very similar freestanding signs, or a banner sign shall be permitted as a Special Temporary Sign.
 - b. *Quantity*: One (1) Special Temporary Sign shall be permitted per lot.
 - c. *Sign Area*: The maximum sign area shall be six (6) square feet per side if an A-Frame, T-Frame, or very similar freestanding signs; or thirty-two (32) square feet if a banner sign.
 - d. *Height*: The maximum sign height shall not exceed fifty-four (54) inches measured from the sidewalk to the top of the sign if an A-Frame, T-Frame, or very similar freestanding signs; or thirty-six (36) inches if a banner sign.
 - e. *Width*: An A-Frame, T-Frame, or very similar freestanding sign shall not exceed thirty-three (33) inches in width measured from the extreme outside limits of the sign, including legs.
 - f. *Location*: An A-Frame, T-Frame, or very similar freestanding signs shall be placed on the sidewalk in front of the subject lot and shall not be placed in a manner that restricts the sidewalk’s width to less than four (4) feet to maintain handicap accessibility. Further, it shall not be placed where it is a hazard to pedestrians. A banner sign shall be stretched across the facade of the building. Banner signs shall not project away from or above the building.
 - g. *Illumination*: A Special Temporary Signs shall not be illuminated.

- h. Duration: A Special Temporary Sign may stay in place from 7:00am to 9:00pm daily, or during business hours, whichever is more restrictive for an A-Frame, T-Frame, or very similar freestanding sign (e.g. the special temporary sign must be taken in every night). A banner sign may be in place seven (7) continuous days in any calendar month, but shall not exceed more than twenty-eight (28) total days in any calendar year.



- B. I-69/SR 37 Overlay District: All permanent signs and temporary signs shall be regulated as per the I-69/SR 37 Overlay District as adopted and amended.

3.7.8 Business and Industry Sign Standards

- A. Applicability: This Sign Standards section applies to the following zoning district: B1, B2, B3, B4, I1, I2, I3 and I4.
- B. Permitted Sign Categories: Permanent Signs, Standard Temporary and Special Temporary Signs.
- C. Sign Permit: A sign permit shall be required for any Permanent Sign or Special Temporary Sign, but shall not be required for a Standard Temporary Sign.
- D. Permanent Signs Cumulative Cap: The maximum sign area and quantity of all permitted permanent signs, in combination, on a site shall be limited to the following:

	Zoning District							
	B1	B2	B3	B4	I1	I2	I3	I4
Cumulative Cap Ratio	1.5 sq. ft. per linear foot of building frontage		2 sq. ft. per linear foot of building frontage		1.5 sq. ft. per linear foot of building frontage			
Max Cumulative Cap (square feet)	200	200	500	600	350	350	350	350
Maximum Total Number of Permanent Signs	2	3	5	5	3	3	3	3

- E. Wall Signs: If using wall signs, the following regulations apply.

Regulation Category	Single-tenant Building Sign Regulation	Multiple-tenant Building Sign Regulation
Maximum Quantity	3 per side of building; not to exceed 6 total	1 per tenant space with an exterior entrance
Maximum Sign Area	maximum of 100 square feet each in B1 and B2 districts maximum of 200 in B3, B4, I1, I2, I3 and I4 districts	maximum of 40 square feet
Cumulative Cap	Counts toward cumulative cap	Counts toward cumulative cap
Changeable Copy	Up to 40% of the sign area of any single sign may be changeable copy	Not permitted
Maximum Projection From Building	12 inches	12 inches
Illumination	Wall signs may be illuminated internally or externally	

- F. Ground Sign: Ground signs are only permitted for single-tenant buildings. If using a ground sign, the following regulations apply.

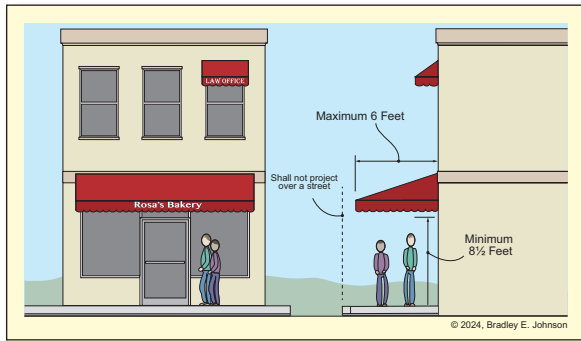
Regulation Category	Single-tenant Building Sign Regulation
Maximum Quantity	1 per street frontage
Maximum Sign Area	maximum 10 square feet in B1 and B2 districts maximum 20 square feet in B3, B4, I1, I2, I3 and I4 districts
Cumulative Cap	Counts toward cumulative cap
Changeable Copy Ratio	Up to 60% of the sign area of any single sign may be changeable copy
Height Above Ground	10 feet maximum in B1 and B2 districts 20 feet maximum in B3, B4, I1, I2, I3 and I4 districts
Location	At least 5 feet from right-of-way, edge of pavement, and front property line; 20 feet from side property line
Illumination	A ground sign may be illuminated internally or by externally-mounted ground lighting

G. **Gateway Sign:** Gateway signs are only permitted for multiple-tenant buildings or developments with two (2) or more primary structures. If using a gateway sign, the following standards apply.

Regulation Category	Multiple-tenant Building Sign Regulation
Prerequisite	Gateway signs shall be permitted for multiple-tenant buildings that have a minimum of four (4) tenants and a minimum of 8,000 square feet of main floor area
Maximum Quantity	1
Maximum Overall Sign Area	60 square feet total for all tenants
Cumulative Cap	Counts toward cumulative cap
Maximum Tenant Sign Area	15 square feet
Changeable Copy Ratio	Up to 40% of the sign area of any gateway sign may be changeable copy
Height above Ground	10 feet maximum in B1 and B2 districts 25 feet maximum in B3, B4, I1, I2, I3 and I4 districts
Location	At least 5 feet from the right-of-way, edge of pavement, and front property line; 20 feet from side property line
Illumination	A gateway sign may be illuminated internally or externally

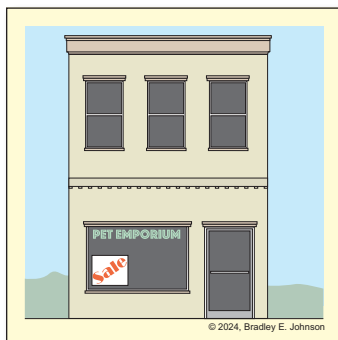
H. **Awning Sign:** If using awning signs, the following regulations apply.

Regulation Category	Single-tenant Building Sign Regulation	Multiple-tenant Building Sign Regulation
Maximum Quantity	2 per side of building, total cap of 4	1 per tenant
Maximum Sign Area	20 square feet total; per awning sign	20 square feet per tenant; per awning sign
Cumulative Cap	Counts toward cumulative cap	Counts toward cumulative cap
Height Above Ground	8.5 feet minimum	8.5 feet minimum
Maximum Projection From Building	6 feet	6 feet
Illumination	Awning signs may be illuminated internally or externally	



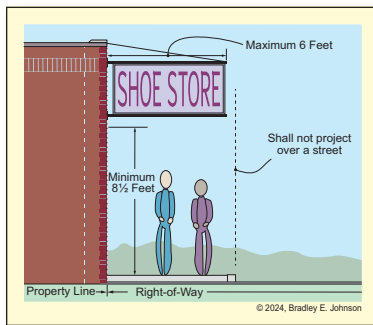
I. **Window Sign:** If using window signs, the following regulations apply.

Regulation Category	Single-tenant Building Sign Regulation	Multiple-tenant Building Sign Regulation
Maximum Quantity	4 window signs are permitted on each facade, maximum of 6 per building	1 window sign is permitted on each facade, maximum of 3 per building
Maximum Sign Area	20 square feet in area or 25% of the window's glass area, whichever is less; per window sign	20 square feet in area or 25% of the window's glass area, whichever is less; per window sign
Cumulative Cap	Counts toward cumulative cap	Counts toward cumulative cap
Height Above Ground	10 feet maximum	10 feet maximum



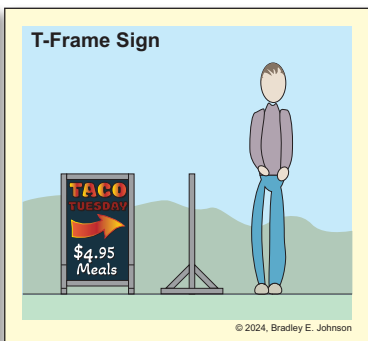
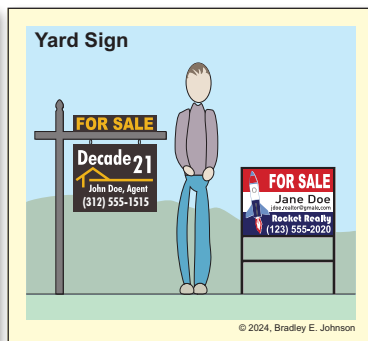
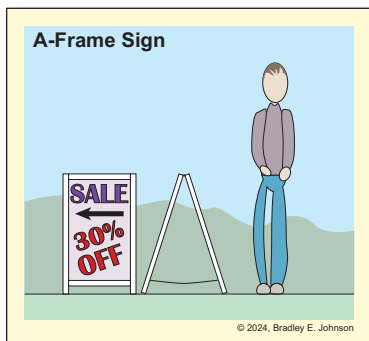
J. Projecting Sign: If using projecting signs, the following regulations apply.

Regulation Category	Single-tenant Building Sign Regulation	Multiple-tenant Building Sign Regulation
Maximum Quantity	1	2; minimum of 20 feet apart
Maximum Sign Area	50 square feet	50 square feet per sign
Cumulative Cap	Counts toward cumulative cap	Counts toward cumulative cap
Changeable Copy	Not permitted	Not permitted
Changeable Copy Ratio	Not applicable	Not applicable
Height Above Ground	8.5 feet minimum; 18 feet maximum	8.5 feet minimum; 18 feet maximum
Maximum Projection From Building	6 feet; however, under no circumstances shall a projecting sign project over a driveway or street	
Illumination	Projecting signs may be illuminated by internal or externally-mounted lights	



K. Standard Temporary Signs: If using standard temporary signs, the following regulations apply.

Regulation Category	Single-tenant Building Sign Regulation	Multiple-tenant Building Sign Regulation
Temporary Sign Forms Allowed	A-frame, T-frame, yard sign, or a window panel	
Maximum Quantity	2 per lot as long as the 2 signs are at least 80 feet apart from one another	1 per tenant
Maximum Sign Area	12 square feet for single-sided signs, or 12 square feet per side for double-sided signs	
Cumulative Cap	Does not count toward cumulative cap	
Height Above Ground	6 feet maximum, or 8 feet maximum if in a first floor window	
Location	At least 5 feet from any edge of pavement or front property line; whichever is greater; at least 10 feet from side and rear property lines	
Illumination	Standard temporary signs shall not be illuminated	
Duration	A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to 30 days prior to the temporary event. All standard temporary signs shall be taken down within 7 days after the standard temporary sign's purpose no longer exists	



L. Special Temporary Signs:

Regulation Category	Single-tenant Building Sign Regulation	Multiple-tenant Building Sign Regulation
Temporary Sign Forms Allowed	Air dancers, banners, changeable copy portable sign, freestanding banner, inflatable signs, portable A-frame sign, wall mounted banners, window panels, and yard signs	
Maximum Quantity	1 per lot at any given time	1 per development at any given time
Maximum Sign Area	40 32 -square feet	
Cumulative Cap	Does not count toward cumulative cap	
Height Above Ground	8 feet maximum if a changeable copy portable sign, portable A-frame sign, or yard sign; 15 feet maximum if an air dancer, banner, freestanding banner, inflatable sign, wall mounted banner, or window panel	
Location	At least 5 feet from any edge of pavement or front property line; whichever is greater; at least 10 feet from side and rear property lines, and shall not pose a hazard to motor vehicles or pedestrians by blocking necessary visibility. Under no circumstance shall a special temporary sign fully or partially be located in a public right-of-way or access easement.	
Illumination	Special temporary signs shall not be illuminated	
Duration	The use of special temporary signs shall not exceed 31 days in a row. After the special temporary sign has been removed, another special temporary sign may be installed 30 days later (e.g. a business may install a special temporary sign for 31 days and then 30 days later install another special temporary sign). 30 total days in any calendar year. However, a special temporary sign may be installed for the 3 consecutive months of October, November and December if the preceding 30 days (i.e. September) and the following 30 days (i.e. January) have/ are not used for a special temporary sign.	
Cumulative Duration	Use of the special temporary sign provision shall not exceed 150 days (i.e. 5 months) in any calendar year, whether the same sign or multiple special temporary signs were used.	
Miscellaneous	Pennants, streamers, and strings of flags without commercial messages or branding may be used in any quantity and at a maximum height of 25 feet on the site in addition to the special temporary signs listed above. However, the duration shall comply with the duration provisions above.	



To be added to § 94-5 GENERAL DEFINITIONS

Animated Message: See, “Changeable Copy, Animated.”

Changeable Copy (Ratio): The portion of a permitted sign that is used for cyclical messages or flashing messages.

Changeable Copy, Static: The changing of any sign copy, character, graphic, color, or pixel, light element, or light intensity on a sign once every one (1) hour or greater increment (e.g. once every day).

Changeable Copy, Cyclical: The changing of any sign copy, character, graphic, color, or pixel, light element, or light intensity on a sign at a frequency between eight and one-tenth (8.1) second and fifty nine and nine-tenth (59.9) minutes (e.g. once every 10 seconds).

Changeable Copy, Animated: The changing of any sign copy, character, graphic, color, or pixel, light element, or light intensity on a sign every eight (8) seconds or lesser increment (e.g. once every 5 seconds). Animated changeable copy includes a sign that projects, displays, or releases video, motion picture, audible sound, odor, visible matter, and/or laser beams.

Cyclical Message: See, “Changeable Copy, Cyclical.”

Indecent Content: Indecent content portrays sexual or excretory organs or activities in a way that is patently offensive but does not meet the three-prong test for obscenity.

Mural: See “Sign, Mural.”

Obscene Content: Obscene content does not have protection by the First Amendment. For content to be ruled obscene, it must meet a three-pronged test established by the Supreme Court: It must appeal to an average person’s prurient interest; depict or describe sexual conduct in a “patently offensive” way; and, taken as a whole, lack serious literary, artistic, political or scientific value.

Profane Content: Profane content includes “grossly offensive” language that is considered a public nuisance.

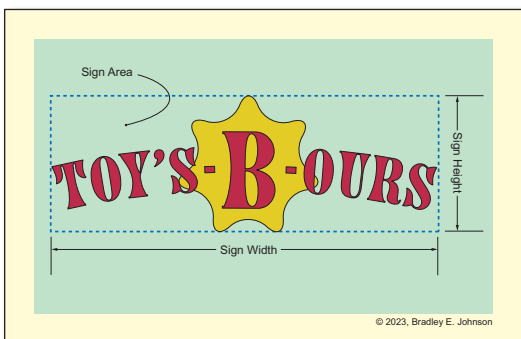
Sign: Any device or means used to convey a name, logo, slogan, brand, identification, description, display, or illustration, or used to attract attention toward a object, product, structure, building, location, activity, institution, organization, or business; except as exempted by the Zoning Ordinance.

Sign, Abandoned: A sign that no longer correctly identifies or advertises an existing business, product, or activity conducted.

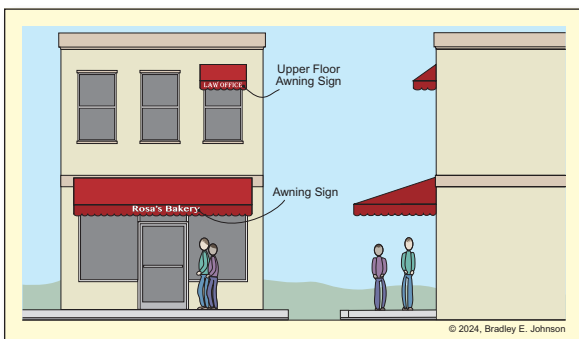
Sign, A-Frame: A type of temporary sign or device that is self-supporting with two faces connected at or near the top with each face angled outward making a triangular shape. This type of sign is generally designed to be setup on a sidewalk or other flat surface to attract pedestrians.

Sign, Animated: See, “Changeable Copy, Animated.”

Sign Area: The entire area within a single continuous perimeter enclosing the extreme limits of a sign, including all words, logos, illustrations, and characters. However, such perimeter shall not include any structural elements lying outside the limits of the sign which are not part of the information, visual attraction or symbolism of the sign. Channelized signs are measured similarly by multiplying the overall width and height of all channel characters and graphic elements in combination.



Sign, Awning: A sign attached to or integrated into the material of an awning mounted on a building.



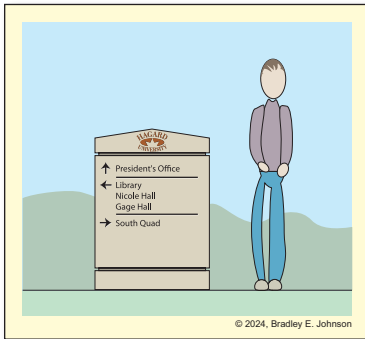
Sign, Banner: A sign composed of lightweight fabric, plastic, vinyl, or similar material that is mounted to a building. Banner signs are typically related to a special event or promotion.

Sign, Changeable Copy: A type of sign or device that allows a message to be changed by mechanical, electronic, or manual means. Changeable copy signs may be capable of animated messages, cyclical messages, or static messages. However, the zoning regulations limit the frequency of messages changing even if a changeable copy sign is capable of features not permitted.

Sign, Commercial: Any sign that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Sign Copy: The wording or graphic illustration used on a sign surface either in permanent or removable form.

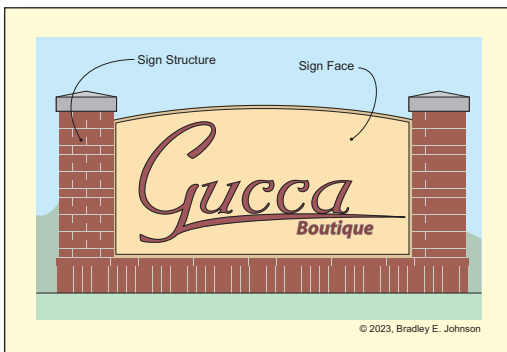
Sign, Directional: A sign used to direct the safe flow of vehicular and pedestrian traffic which typically includes words like “enter,” and “exit,” or uses arrows to communicate information. Also called a directional device.



Sign, Drive-Up Menu: Any sign containing a menu or special offerings for restaurant, coffee shop, or other food establishment designed to be visible from and intended for persons in vehicles in drive-through lanes to read and order from.

Sign, Entry Feature: An aesthetic permanent ground sign that identifies a subdivision or multiple-family development's common name. Entry Feature Signs typically include landscaping, hardscaping (e.g. walls, fences, large boulders), and other aesthetic features (e.g. a waterfall or pond). Entry Feature Signs are often installed in common area for subdivisions and in a prominent location on the development's property (e.g. at the main entrance).

Sign Face: The surface intended for the display of information on the sign.



Sign, Flashing: See, “Changeable Copy, Animated.”

Sign, Gateway: A common sign, typically located near a major entrance, indicating the presence of multiple-tenants on a property being owned or managed as a single development. Such developments include, but are not limited to: shopping centers, office parks, and industrial parks.



Sign, Ground: A sign in which at least 80% of the bottom edge of the sign panel is permanently affixed to the ground. A monument sign is another name for a Ground Sign (See graphic for “Types of Signs”).

Sign, Height: The vertical measurement from the ground to the top of the sign. The height of all signs shall be measured from the established grade line to the highest point of the sign or its frame/support.

Sign, Illuminated: A sign which has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the sign proper, or which is illuminated by reflectors.

Sign, Monument: See “Sign, Ground.”

Sign, Mural: A sign painted onto the side of a building, wall, ground, or structure. A mural sign is regulated as a Wall Sign in the Zoning Ordinance (See graphic for “Types of Signs”).

Sign, Non-Commercial: Any sign that, directly or indirectly, does not name, advertise, or call attention to a business, product, service, or other commercial activity.

Sign, Permanent: A sign that is designed or intended to be used indefinitely, or used indefinitely without change in the same state or place. Permanent signs primarily include: wall signs, ground signs, pole signs, gateway signs, entry feature signs, projecting signs, awning signs, display board signs, and drive-up menu signs.

Sign, Pole: A sign in which less than 80% of the bottom edge of the sign panel is permanently affixed to the ground, generally supported by one (1) or more poles, posts, or braces mounted to the ground (See graphic for “Types of Signs”).

Sign, Portable: See, “Sign, Temporary.”

Sign, Projecting: A sign which is mounted perpendicular to and extending away from a structure (e.g. facade) (See graphic for “Types of Signs”).

Sign, Sandwich Board: See, “Sign, A-Frame.”

Sign, Scrolling: See, “Changeable Copy, Animated.”

Sign, Structure: Any structure which supports, has supported, or is capable of supporting a sign, including decorative cover, poles, piers, masonry, stone, foundation, metal frames or cabinets, and/or other structural components.

Sign, Temporary: A sign not fixed to a permanent foundation or substantially affixed to a wall or vehicle, generally meant to convey a message for a short period of time. Examples of temporary signs include, but are not limited to: yard signs, self-standing signs, banner signs, and A-frame signs. Temporary signs do not include changeable copy on a permanent sign. Not all types of temporary signs are permitted in each zoning district.

Sign, Tenant Listing: An sign affixed to an exterior wall near a public entrance, or interior wall in a common area of a development used to identify businesses within the building and to direct the public to those businesses within.

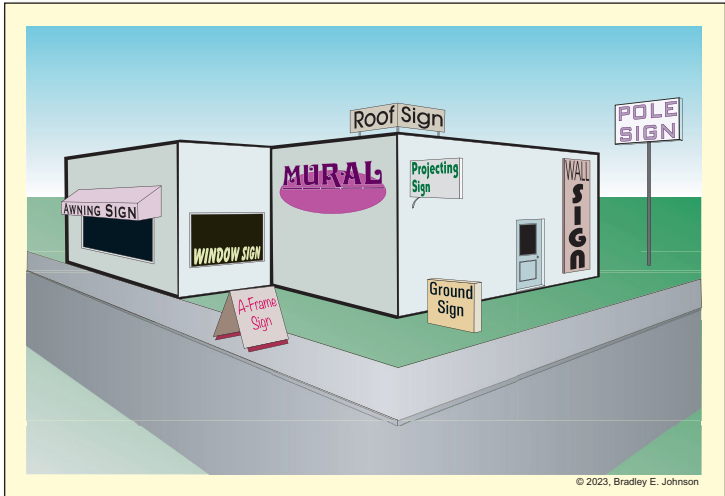
Sign, Vehicle: A vehicle displaying a sign, applied to or attached to the vehicle, which is purposefully parked or placed to be visible from a public street.



Sign, Wall: A sign attached to and/or integral with the exterior wall of a building or canopy, the face of which is generally parallel to the wall surface (See graphic for “Types of Signs”).

Sign, Window: A sign installed on or inside a window for purposes of being viewed from outside of the building. This term does not include merchandise in the window.

Signs, Types Of: The graphic below depicts the primary types of signs used in this ordinance, excluding gateway and entry feature signs. Regulations for each type of permitted sign will vary by zoning district. Not all sign types are represented in the illustration.



Sign, Yard: A type of temporary sign or device with one (1) or two (2) faces affixed to one (1) or two (2) legs that are pressed into the ground.



Static Message: See, “Changeable Copy, Static.”

Zoning Administrator: The Code Enforcement Official for the City of Martinsville, or any person delegated the role of Zoning Administrator by the Mayor or Plan Commission. “Zoning Administrator” is not a job title. Rather, it is role delegated to a person working or volunteering for the City of Martinsville.