

Martinsville Planning Commission
Meeting Agenda
Tuesday, November 25, 2025
7:00 PM - City Hall, Council Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Consideration of the Minutes

- A. Consideration of the October 28, 2025, Planning Commission Meeting Minutes

New Business

- A. DOCKET NO. PC 25029 - APPROVAL FOR SIGNAGE IN HISTORIC DOWNTOWN - 10 N MAIN ST - JAZMIN QUEZADA
- B. DOCKET NO. PC 25030 - EXTERIOR MAINTENANCE HISTORIC DISTRICT - 109 E WASHINGTON ST - NATHAN RICHARDSON
- C. DOCKET NO. PC 25031 - APPROVAL FOR SIGN IN HISTORIC DOWNTOWN - 72 E MORGAN ST - KELSEY GROOVER - LATITUDE 39
- D. DOCKET NO. PC 25032 - AMENDED EXTERIOR MAINTENANCE HISTORIC DOWNTOWN - 190 E MORGAN ST - RON STANHOUSE

Next Regular Meeting

- A. The next regular meeting will be on Tuesday, December 23, 2025, beginning at 7:00 PM in the Council Chamber (Room 202), City Hall, 59 S. Jefferson St., Martinsville, IN

Adjournment

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

MARTINSVILLE PLAN COMMISSION MEETING MINUTES
October 28, 2025

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, October 28, 2025, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

Richard D. Bastin, Jr.
Steve Bodi
Jim Burkhart
Joe Disney, Chairman
Richard Durnal
Rick Heacock
Ann Miller
Jason Scott
Marilyn Siderewicz, Secretary

Absent:

Kayleb Foerster
Troy Swan

Also present: Bob Strader, Building Inspector
Dale Coffey, Attorney
Kenny Costin, Mayor

PRESENTATION OF MINUTES: Dated September 23, 2025

AMENDMENT: Page 2, Paragraph 9, Amended to read “Steve Bodi made a motion to accept the request of PC#25024 for the painting of the front facade at 134 E. Morgan St. until further information is obtained. The motion was seconded by Rick Durnal and passed with nine votes in favor, and Jim Burkhart opposed.”

MOTION: A motion was made by Rick Durnal and seconded by Jim Burkhart to approve the minutes of the September 23, 2025, Meeting of the Plan Commission, after the amended changes. This motion passed unanimously.

OLD BUSINESS:

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

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

Brian J. Donato of T & H Investments made the presentation to the Plan Commission. Mr. Donato said the site plan had been reviewed and changes made regarding the fencing of three different areas. The three areas were the playground and two drainage ponds. The snow plowing responsibility had been agreed upon by the T & H Company.

Chairman Disney asked who would own the town homes. He was told that after 15 years of renting, the occupant could then make a purchase of his home.

Mayor Costin said that the city had applied for a \$850,000 loan but funding would not be available for a year from now.

Mr. Donato said that construction loans come in so this would not affect the project.

MOTION: Richard Bastin made a motion to deny the request of PC#25017: Final PUD-Final Detail Plans. He felt the area was too condensed and too many changes had been made from the original plans. The motion was seconded by Ann Miller. She felt this was not needed in the area. The vote was four (4) in favor of the motion and four (4) not in favor of the motion.

Docket PC#25017 was dismissed due to lack of affirmative vote.

Mr. Donato said he would return in 30 days with modifications to the plans.

- 2. Docket No. PC#25026. Amended Application. Rezone from B2 & R2 to R3. Address: 1209 S. Main St., 1269 S. Main St, Main St. & 1190 S. Marilyn St. Legal Description: Lot 6, 8, 9, 10, 11, & 110 High School Subdivision; Owner: Schwab Family Associates LP, Schwab Foodliner Inc, & William & Helen Schwab Foundation Inc.**

Rick Heacock stated that he would recuse himself from being involved with Docket #PC25026 since he had a conflict of interest.

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

Plan Commission Attorney, Dale Coffey, stated he had met with Mr. Mike Gossett and Mr. Bob Strader prior to this meeting to go over the details of this request. After receiving a favorable recommendation from the Plan Commission, the City Council must also approve the rezone.

Commissioner Jim Burkhart asked if Mr. Gossett had ever done a project like this.

Mr. Gossett replied no, but he had been in the construction business for 38 years.

REMONSTRATORS: Six neighbors spoke at the meeting and they all had similar reasons for not wanting this development in the area. The reasons for the not wanting this to be approved were:

1. Not right for the area
2. No experience in managing this type of property
3. Too much traffic
4. Parking problem

5. Mostly single family homes
6. Would bring home values down
7. Area too congested
8. Plumbing issues

MOTION: Ann Miller made a motion to send a nonfavorable recommendation to the City Council for PC#25026. The motion was seconded by Steve Bodi and passed with a vote of six (6) in favor, two (2) opposed, and Rick Heacock abstained.

DISCUSSION: Attorney Coffey read the various uses that could be developed in a R-2 zoning. Steve Bodi said it would be compatible with the neighborhood. Jim Burkhart felt it should be kept residential.

MOTION: Steve Bodi motioned to recommend to City Council that PC#25026 be rezoned R-3. The motion was seconded by Jim Burkhart and passed with six (6) votes in favor, two (2) votes opposing, and Rick Heacock abstained.

NEW BUSINESS: Discuss procedural

Rick Durnal reported:

1. At the start of the Plan Commission Meeting, a report as to whether the applicant meets the requirements
2. Downtown historical area requests should be accompanied with renderings consistent with the largest disparity on the signs

Attorney Coffey suggested that a committee be formed to make an application and this application should be completely filled out prior to the meeting of the Plan Commission.

A subcommittee was formed with the following members: Steve Bodi, Rick Durnal, and Jason Scott. This committee will meet and present the Plan Commission with an application which will be approved by the commission.

The next regular session meeting of the Plan Commission will be Tuesday, November 25, 2025, at 7:00 P.M.

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

Joe Disney, Chairman

Marilyn Siderewicz, Secretary

Steve Bodi

James Burkhart

Kayleb Foerster (Absent)

Richard Heacock

Richard Bastin

Rick Durnal

Ann Miller

Troy Swan (Absent)

Jason Scott

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

Application Date: 10/30/25
Name of Landowner: Carlos Reyes Phone No.: 812-327-4301
Address: _____
Name of Applicant: Jazmin Quezada Phone No.: 317-670-4317
Address of Applicant: 10 N main st
Address of Affected Property: 10 N MAIN

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: Carlos Reyes Signature of Applicant: Jazmin Quezada

This Permit issued by the Building Inspector Dated: 10/30/25
Building Inspector: [Signature]

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: PC 25029

RECEIVED

OCT 30 2025

CITY OF MARTINSVILLE, IN

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

Application Date: 30 OCT 2025

Name of Landowner: KENT RICHARDSON Phone No.: 765-318-0109

Address: 39 S JEFFERSON ST

Name of Applicant: NATHAN RICHARDSON Phone No.: 3174453776

Address of Applicant: 39 S JEFFERSON ST

Address of Affected Property: 109 E WASHINGTON 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	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	Doors	<input checked="" type="checkbox"/>	Signs	<input type="checkbox"/>	Roof	<input type="checkbox"/>
Masonry	<input type="checkbox"/>	Tuck Point	<input checked="" type="checkbox"/>	Storefront	<input type="checkbox"/>	Awnings	<input type="checkbox"/>		

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.

PAINTING SAME COLORS, WINDOW REPAIRS

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

Signature of Landowner: Kent Richardson Signature of Applicant: Nathan Richardson

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

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NOV 03 2025

CITY OF MARTINSVILLE, IN

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Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: _____

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NOV 03 2025

Maintenance to 109 East Washington Street

Painting wood siding, doors and windows. Provided paint samples. Same dark green and beige that the building is currently painted.

Tuckpointing and some masonry repairs, all repairs will be of the same color, consistency and materials as the original building.

Repair and replacement of wood trim and siding that has deteriorated over time. Repair or replacement will be of similar materials.

The appearance of the building is not being changed, doing simple maintenance with painting and repair to keep the appearance of the building the same.

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NOV 03 2025
CITY OF MARTINSVILLE, IN



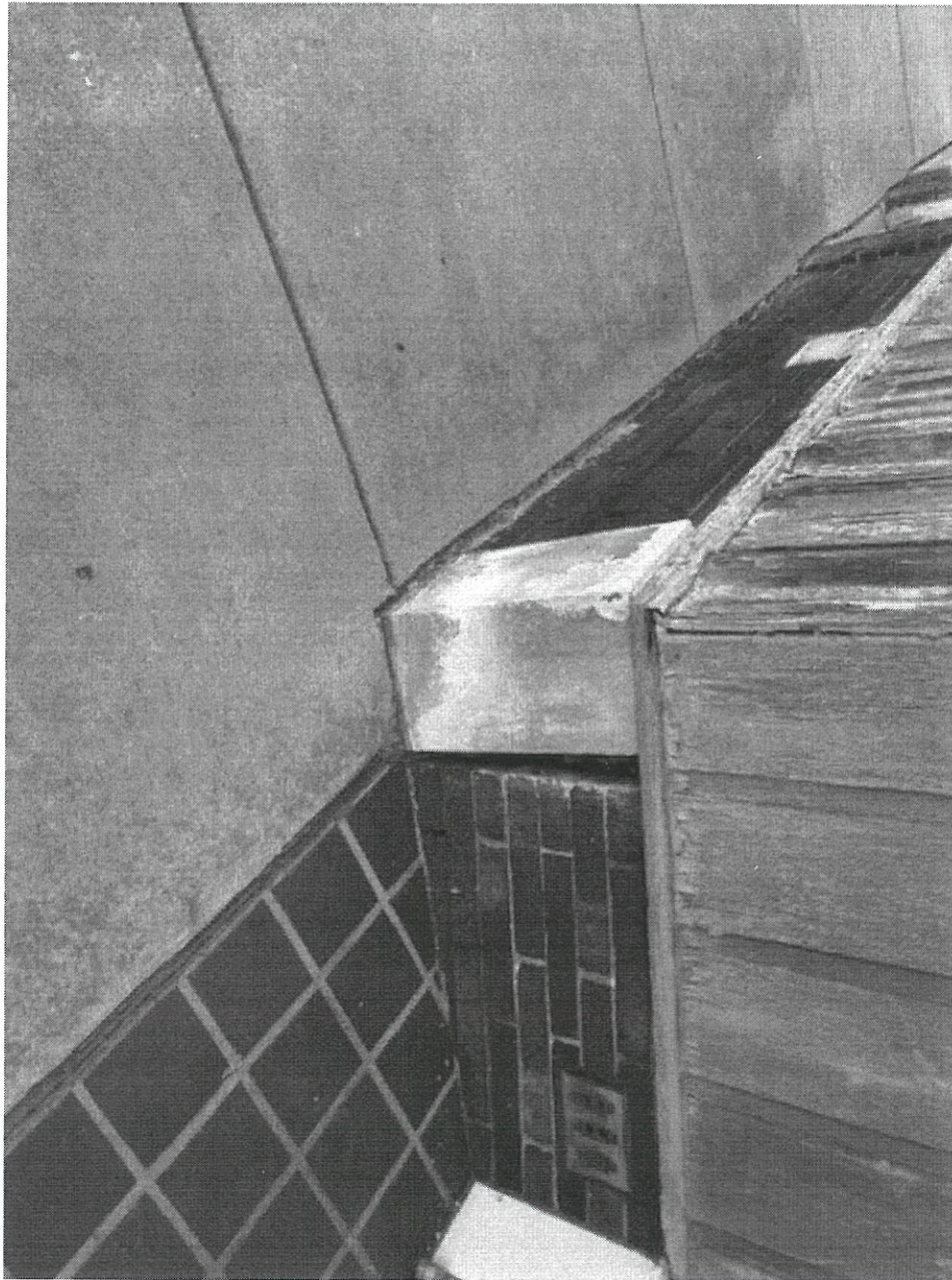
EXAMPLE OF DAMAGED WOOD TO BE REPLACED
WOOD SIDING TO BE FIXED

RECEIVED
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DAMAGED WOOD

RECEIVED
NOV 03 2025
CITY OF MARTINSVILLE, IN



TUCK POINTING

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NOV 03 2025
CITY OF MARTINSVILLE, IN

SOLID

All solid colors are available within *Pittsburgh Paints & Stains* product lines including *Paramount*, *Ultra Advanced*, *Weatherscreen* and *Revitalize*.

MYSTIC WHITE
SC-1051

AVALANCHE
SC-1007

OUTSIDE WHITE
SC-1057

MULLION GRAY
SC-1049

SNOWFLAKE
SC-1078

CASCADES
SC-1013

SHADOW MIST
SC-1072

SILVER LINING
SC-1076

DRIFT
SC-1027

SAGE
SC-1070

AUTUMN SAND
SC-1006

EUCALYPTUS
SC-1031

SANDSTONE
SC-1071

MONTEREY GRAY
SC-1047

ALUMINUM
SC-1001

OLIVEWOOD
SC-1056

VANILLA BEAN
SC-1017

EFFEL TOWER
SC-1030

JEFFERSON TAN
SC-1041

WOODLAND GREEN
SC-1090

GRAY JADE
SC-1043

DARK ASH
SC-1024

GRANITE
SC-1036

AUTUMN GRAY
SC-1005

FOREST
SC-1033

OXFORD BROWN
SC-1058

LICORICE
SC-1042

MINK
SC-1046

BAYBERRY
SC-1008

POCONO PINE
SC-1063

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

Application Date: 11/03/2025

Name of Landowner: Craig Fenneman Phone No.: (office) 317-501-6789

Address: 79 E Morgan Street Martinsville, IN 46151

Name of Applicant: Kelsy Fincher/Latitude39 Phone No.: 317-600-8749

Address of Applicant: 72 E Morgan Street, Martinsville, IN 46151

Address of Affected Property: 72 E Morgan Street " "

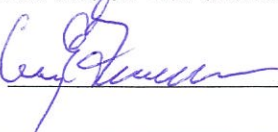
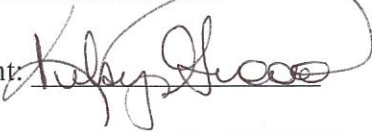
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Walls _____ Windows _____ Doors _____ Signs Roof _____
Masonry _____ Tuck Point _____ Storefront _____ Awnings _____

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.

Placement of a square (35" x 35") hanging sign
(replacing previous) lightweight + durable PVC material,
with lights (auto + natural) white sign with simple logo.

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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NOV 05 2025

CITY OF MARTINSVILLE, IN



N. Jefferson St



END OF DETOUR

RECEIVED

NOV 05 2025

CITY OF MARTINSVILLE, IN

RECEIVED

NOV 05 2025

MARTINSVILLE, IN



LATITUDE
39

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

Application Date: 11/4/25
 Name of Landowner: Ron Stanhouse Phone No.: 812 345 1091
 Address: 190 E Morgan
 Name of Applicant: Ron Stanhouse Phone No.: _____
 Address of Applicant: 2837 N Blue Slopes Dr
 Address of Affected Property: 190 E Morgan

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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.

Added brick to front facing

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

Signature of Landowner: Ron Stanhouse Signature of Applicant: Ron Stanhouse

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: _____

RECEIVED

NOV 06 2025

CITY OF MARTINSVILLE, IN

