

**Martinsville Planning Commission**  
**Meeting Agenda**  
**Tuesday, June 23, 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 May 27, 2026, Planning Commission Meeting Minutes

**New Business**

- A. Docket No. PC 26014 -Rezone from AG to I-1 - W. Douglas St. -Indiana Gratings Inc.
- B. Docket No. PC 26015 - Vacate-Replat - 210 W. Douglas and W. Douglas St. - Indiana Gratings Inc. and Maginn Properties LLC
- C. Docket No. PC 26016 - Remodel in Historic District - 154 & 160 E. Morgan St. - Dave & Stephanie Ricketts
- D. Docket No. PC 26017 - Amend to the Hanna Farms PUD - Artesian Ave. - Forestar (USA) Real Estate Group

**Next Regular Meeting**

- A. The next regular meeting will be on Tuesday, July 28, 2026, beginning at 7:00 PM in the Council Chambers (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

**MAY 27, 2026**

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, May 27, 2026, in the Council Chambers of City Hall, Martinsville, IN.

**ROLL CALL:** Those members present were:

Richard Bastin  
Steve Bodi  
Steve 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 April 28, 2026

**MOTION:** A motion was made by Ann Miller and seconded by Rick Durnal to approve the minutes of the April 28, 2026, Meeting of the Plan Commission. This motion passed unanimously.

**OLD BUSINESS:**

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

Mr. Jesse Logsdon, owner, was present at the meeting. He pointed out that the design of the outside structure was not shown on the drawings.

Mr. Bob Strader, Building Inspector, said that Mr. Logsdon must provide the outside look of the building.

Attorney Dale Coffey said Mr. Logsdon should retire the request at this time, get the needed information, and reapply.

May 27, 2026

**NEW BUSINESS:**

1. **Docket No. PC26011, Rezone from R-1 to I-3; Address: West Adam Brick Ave (Lot 9-13); Legal Description: Lot 9 Rose Addn, Lot 10 Rose Addn, Lot 11 Rose Addn, Lot 11 Rose Addn, Lot 12 Rose Addn, Lot 13 Rose Addn, Owner: De Rossett Properties LLC**

David De Rossett made the presentation to the Plan Commission. He stated that he was unaware of his property having been changed from I-3 to R-1. Mr. De Rossett is now wanting to change the zoning of his lots from R-1 to I-3.

**REMONSTRATORS:**

1. Robin Parker. She was concerned about pollution in the neighborhood.
2. Steve Bodi. He could not approve rezoning to I-3.
3. Rick Durnal. The Comprehensive Plan should be checked.

Chairman Joe Disney stated that more homework needed to be done to figure this request out.

**MOTION:** Steve Bodi made a motion to recommend denial to the City Council for the request to rezone the property of Mr. David De Rossett from R-1 to I-3. The motion was seconded by Ann Miller and passed with eight (8) votes in favor and one (1) vote opposing the motion. The opposing vote was cast by Richard Bastin.

**The next regular session meeting of the Plan Commission will be Tuesday, June 23, 2026, at 7:00 P.M.**

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

**May 27, 2026**

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**Joe Disney, Chairman**

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**Marilyn Siderewicz, Secretary**

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**Steve Bodi**

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**James Burkhart**

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**Kayleb Foerster (Absent)**

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**Richard Heacock**

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**Richard Bastin**

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**Rick Durnal**

---

**Ann Miller**

---

**Troy Swan (Absent)**

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**Jason Scott**

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

PCH# 26 014  
Docket No. 26 014

Date of Filing: June 3, 2026

Printed Name of Applicant: Codey Lenahan – Indiana Gratings Inc.

Address of Applicant: 210 W. Douglas Street, Martinsville IN 46151

Phone: 765-342-7191

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 \_\_\_? 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 is requesting to rezone parcels from Agriculture (AG) to Light Industrial (I-1)  
for the purpose of a building expansion for their existing site to the East.

Legal Description: Lot 9 & 10 in the Replat of the Revised Cedarwood Subdivision

Address of Property: Approx. 360 & 350 W. Douglas Street, Martinsville, IN

Total Area Affected 0.66 ac. Current Zoning Classification: AG

Signature of applicant or agent: Codey Lenahan

**\*Applicant needs to attend the meeting\***

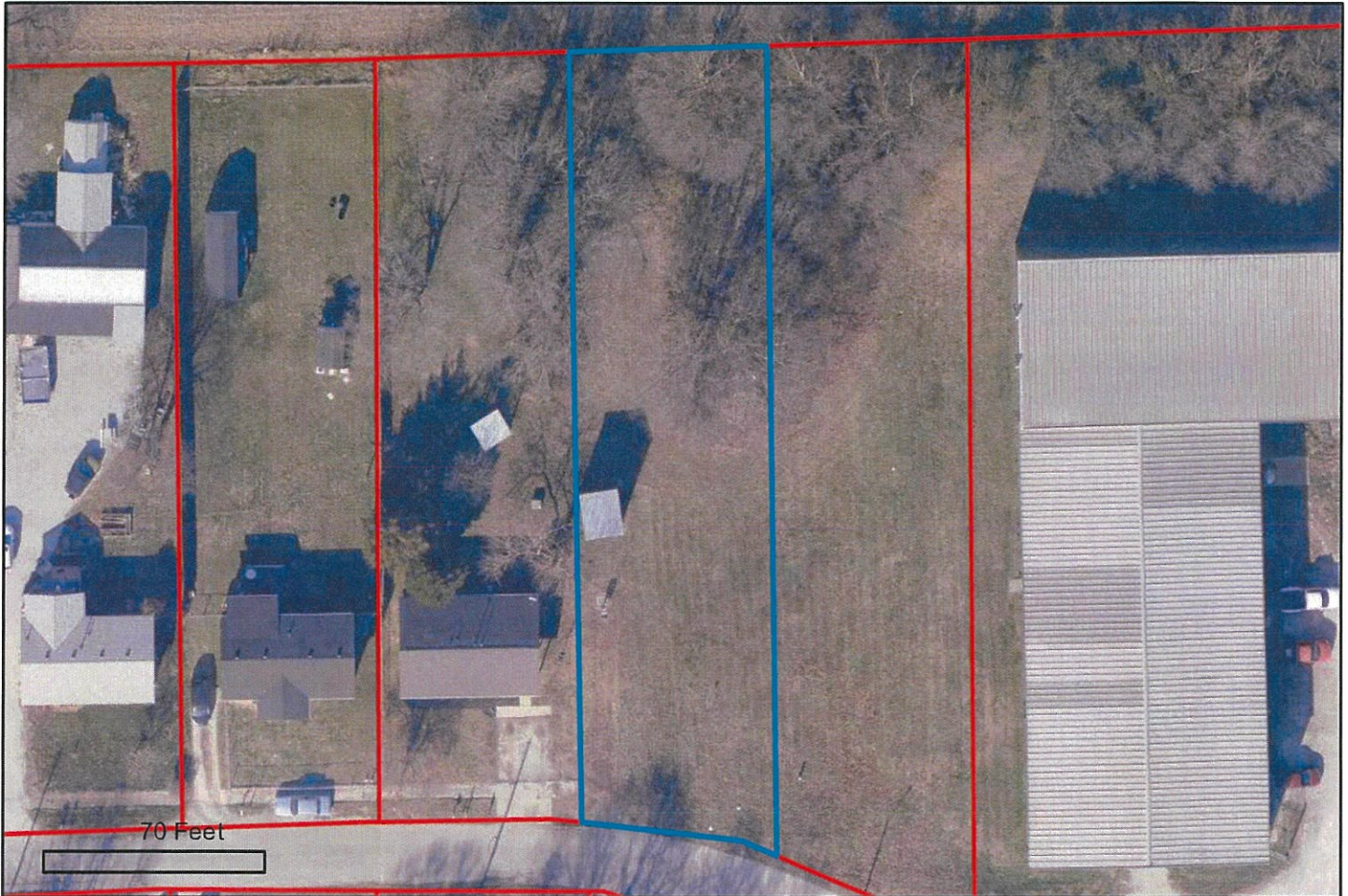
**RECEIVED**

**JUN 03 2026**

**CITY OF MARTINSVILLE, IN**

# Morgan County, IN

W DOUGLAS ST, MARTINSVILLE, IN 46151  
55-09-33-193-002.000-021



## Parcel Information

**Parcel Number:** 55-09-33-193-002.000-021  
**Alt Parcel Number:** 55-09-33-193-002.000-021  
**Property Address:** W DOUGLAS ST  
MARTINSVILLE, IN 46151  
**Neighborhood:** CEDARWOOD SUBDIVISION REVISED  
**Property Class:** Other Residential Structures  
**Owner Name:** INDIANA GRATINGS INC  
**Owner Address:** P O BOX 1762  
MARTINSVILLE, IN 46151  
**Legal Description:** LOT 9 REVISED CEDARWOOD SUB

## Taxing District

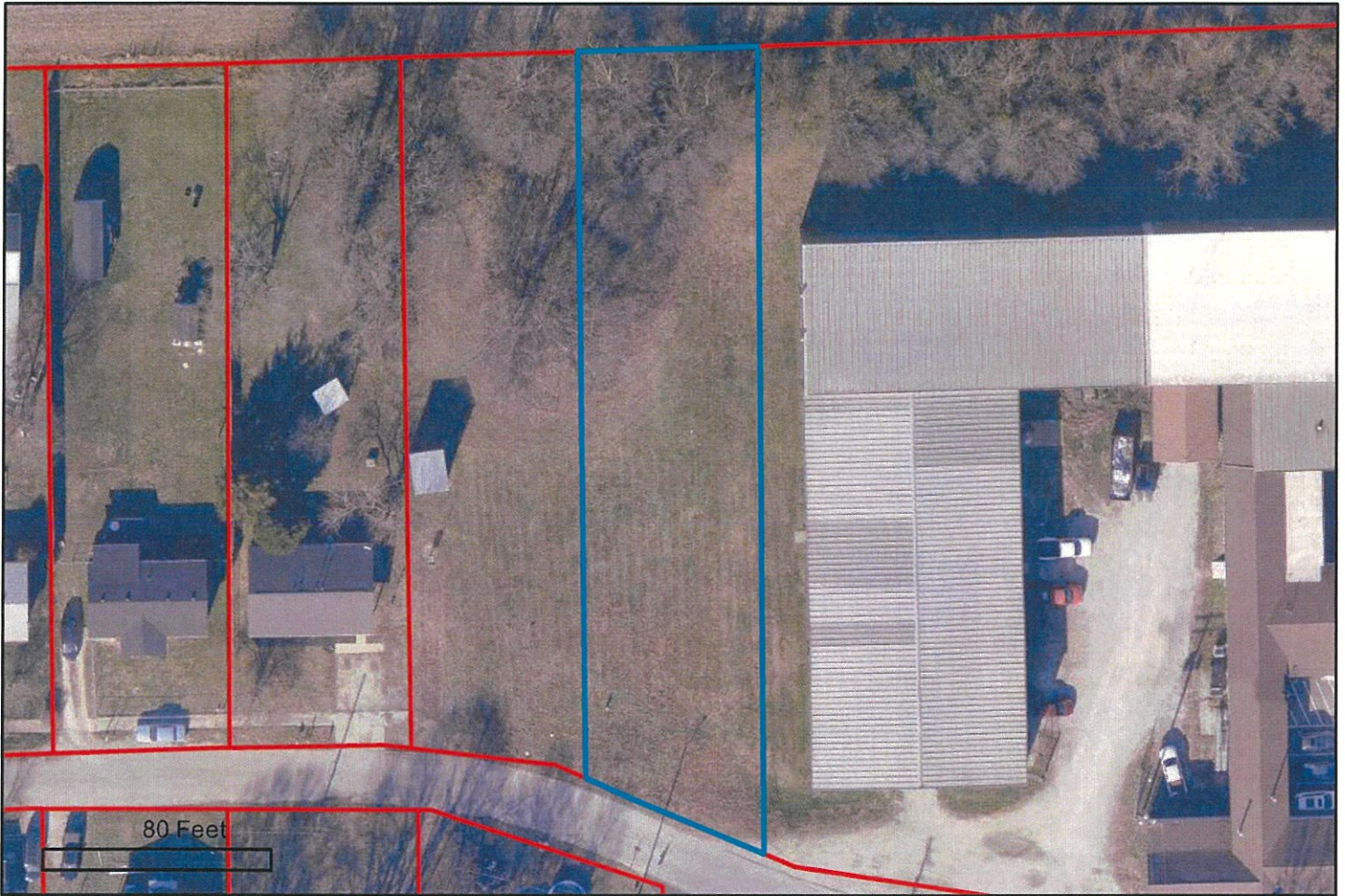
**Township:** WASHINGTON TOWNSHIP  
**Corporation:** M.S.D. MARTINSVILLE

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.353	

# Morgan County, IN

W DOUGLAS ST, MARTINSVILLE, IN 46151  
55-09-33-193-003.000-021



## Parcel Information

**Parcel Number:** 55-09-33-193-003.000-021  
**Alt Parcel Number:** 55-09-33-193-003.000-021  
**Property Address:** W DOUGLAS ST  
MARTINSVILLE, IN 46151  
**Neighborhood:** CEDARWOOD SUBDIVISION REVISED  
**Property Class:** Vacant - Platted Lot  
**Owner Name:** INDIANA GRATINGS INC  
**Owner Address:** P O BOX 1762  
MARTINSVILLE, IN 46151  
**Legal Description:** LOT 10 REVISED CEDARWOOD SUB

## Taxing District

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

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.389	







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

PC#  
Docket No. 20015

Date of Filing: June 3, 2026

Printed Name of Applicant: Codey Lenahan – Indiana Gratings Inc. & Maginn Properties, LLC

Address of Applicant: 210 W. Douglas Street, Martinsville IN 46151

Phone: 765-342-7191

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 Replat/Vacation  
 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 is requesting to vacate Lots 9 and 10 from the Replat of the Revised

Cedarwood Subdivision to be able to Replat the lots with existing Indiana Grating site  
site to the to the East to have one large Lot.

Legal Description: See attached

Address of Property: 210, Approx. 360 &, Approx. 350 W. Douglas Street, Martinsville, IN

Total Area Affected 4.09 ac. Current Zoning Classification: I1 & AG (rezoning to I1)

Signature of applicant or agent: Codey Lenahan

**\*Applicant needs to attend the meeting\***

RECEIVED  
JUN 03 2026  
CITY OF MARTINSVILLE, IN

# Morgan County, IN

W DOUGLAS ST, MARTINSVILLE, IN 46151

55-09-33-193-002.000-021



## Parcel Information

**Parcel Number:** 55-09-33-193-002.000-021

**Alt Parcel Number:** 55-09-33-193-002.000-021

**Property Address:** W DOUGLAS ST  
MARTINSVILLE, IN 46151

**Neighborhood:** CEDARWOOD SUBDIVISION REVISED

**Property Class:** Other Residential Structures

**Owner Name:** INDIANA GRATINGS INC

**Owner Address:** P O BOX 1762  
MARTINSVILLE, IN 46151

**Legal Description:** LOT 9 REVISED CEDARWOOD SUB

## Taxing District

**Township:** WASHINGTON TOWNSHIP

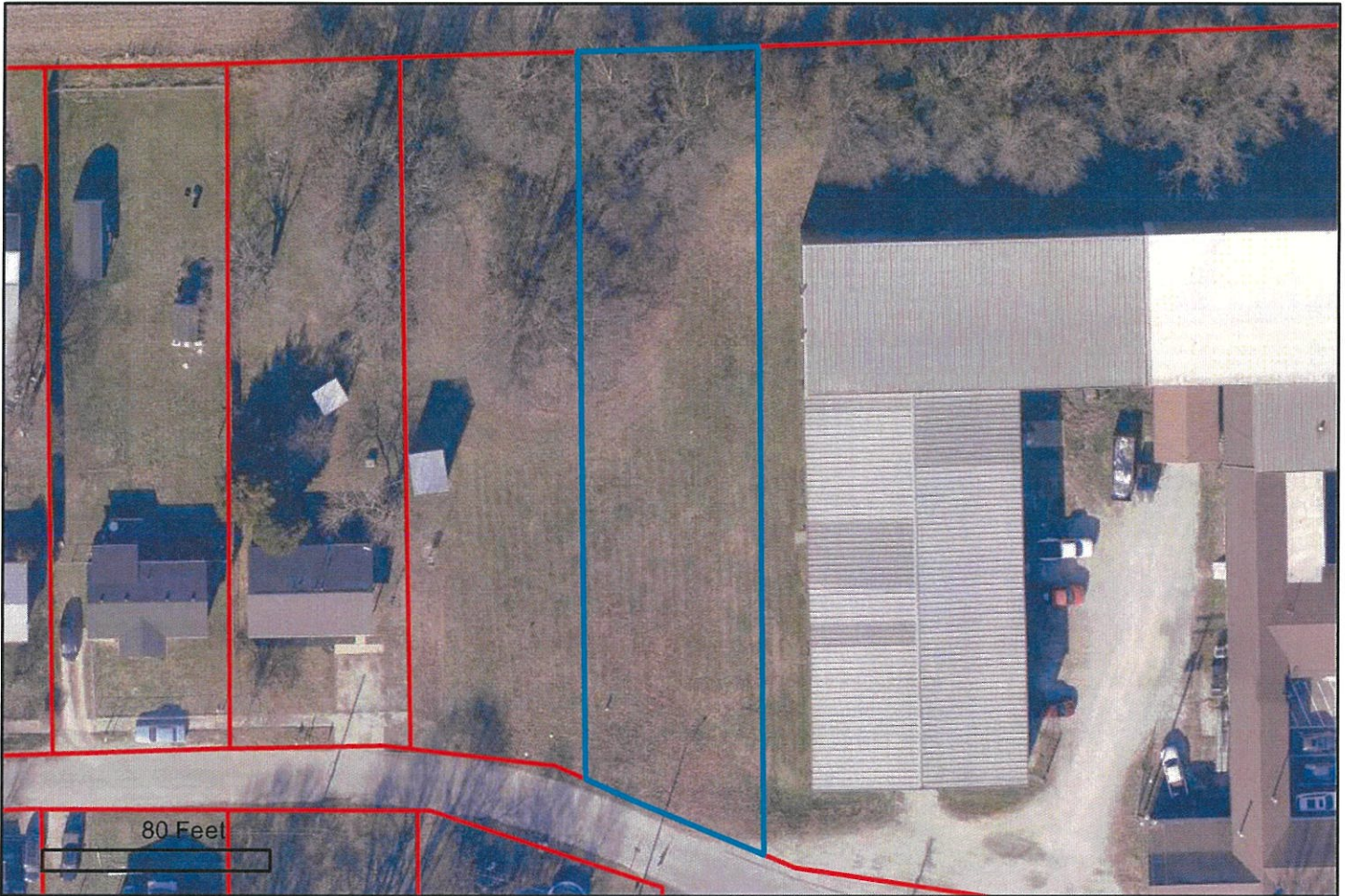
**Corporation:** M.S.D. MARTINSVILLE

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.353	

# Morgan County, IN

W DOUGLAS ST, MARTINSVILLE, IN 46151  
55-09-33-193-003.000-021



## Parcel Information

**Parcel Number:** 55-09-33-193-003.000-021  
**Alt Parcel Number:** 55-09-33-193-003.000-021  
**Property Address:** W DOUGLAS ST  
MARTINSVILLE, IN 46151  
**Neighborhood:** CEDARWOOD SUBDIVISION REVISED  
**Property Class:** Vacant - Platted Lot  
**Owner Name:** INDIANA GRATINGS INC  
**Owner Address:** P O BOX 1762  
MARTINSVILLE, IN 46151  
**Legal Description:** LOT 10 REVISED CEDARWOOD SUB

## Taxing District

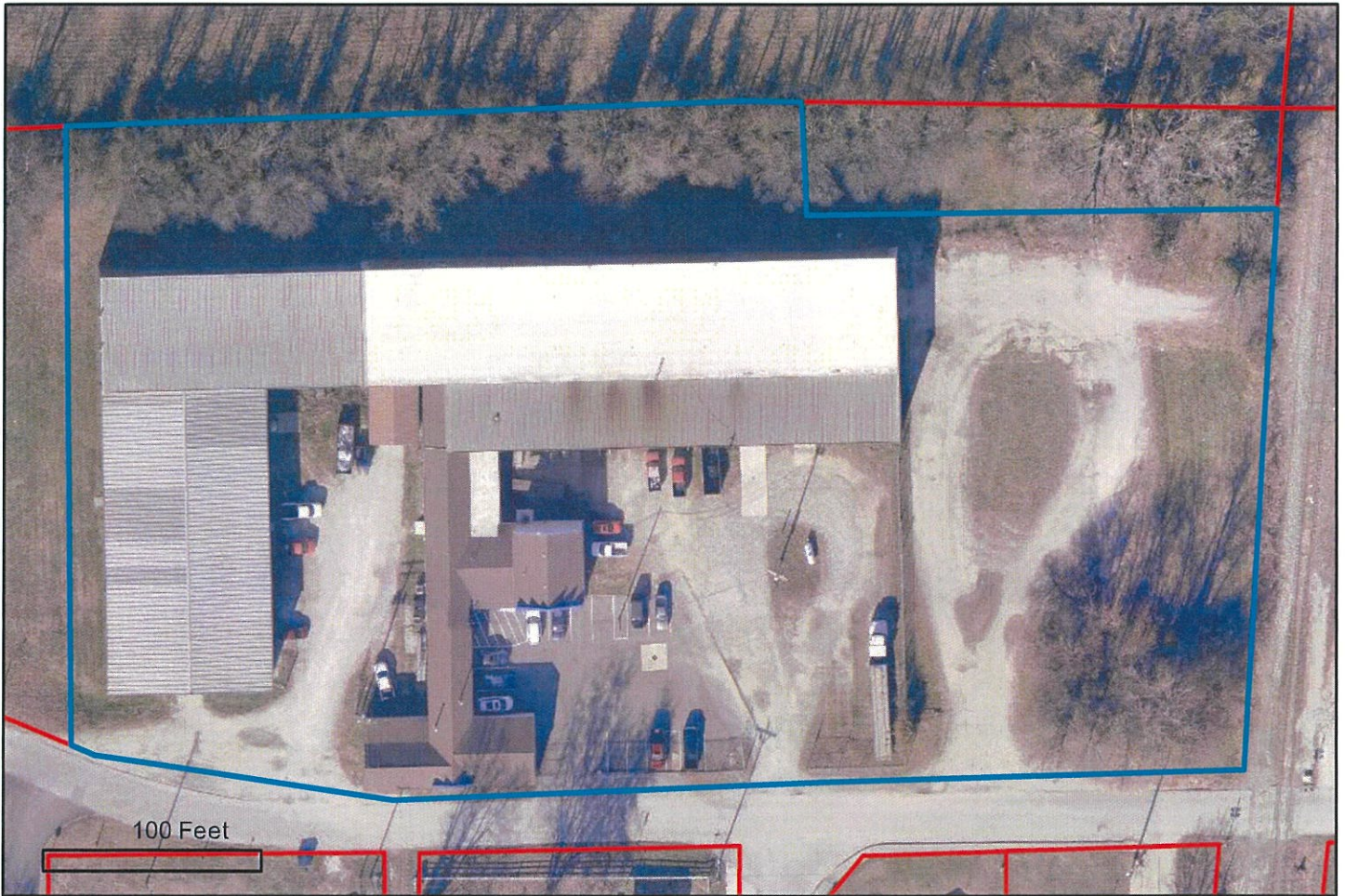
**Township:** WASHINGTON TOWNSHIP  
**Corporation:** M.S.D. MARTINSVILLE

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.389	

# Morgan County, IN

210 W DOUGLAS ST, MARTINSVILLE, IN 46151  
55-09-33-193-004.000-021



## Parcel Information

**Parcel Number:** 55-09-33-193-004.000-021  
**Alt Parcel Number:** 55-09-33-193-004.000-021  
**Property Address:** 210 W DOUGLAS ST  
MARTINSVILLE, IN 46151  
**Neighborhood:** 1-INDUSTRIAL TIER 4 MARTINSVILLE  
**Property Class:** Light Manufacturing & Assembly  
**Owner Name:** MAGINN PROPERTIES LLC  
**Owner Address:** 210 W DOUGLAS ST  
MARTINSVILLE, IN 46151

**Legal Description:** OUTLOT 7 SHIREMAN ADDN PT OUTLOT 8  
SHIREMAN ADDN VACATION MARION ST  
.18 A. S33 T12 R1E PT S 1/2 NW  
1.586 A. (2.106 TOTAL A C) LOT 1 &  
LOT 26 SHIREMAN'S ADDN

## Taxing District

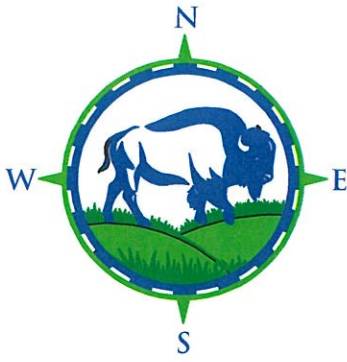
**Township:** WASHINGTON TOWNSHIP  
**Corporation:** M.S.D. MARTINSVILLE

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	1.0	
13	0.106	
12	1.0	







# BARKOCY

## — SURVEYING INC. —

PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES

### CITY OF MARTINSVILLE PLAN COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Martinsville Plan Commission at City Hall, 59 South Jefferson Street, Martinsville, Indiana 46151 on Tuesday, June 23, 2026 at 7:00 pm local time upon the application of Codey Lenahan – Indiana Grating Inc. and Maginn Properties, LLC for a Plat Vacation and Replat of the properties located at 210 and approximately 360 and approximately 350 West Douglas Street, Martinsville, Indiana, being more particularly described as follows, to-wit

A part of the South half of the Northwest Quarter of Section 33, Township 12 North, Range 1 East; and Lots 1 and 26 and Out Lot 7 and the vacated alley between said Lots 1 and 26; and a part of Out Lot 8; and a part of vacated Marian Street in the Shireman Addition to the City of Martinsville, Indiana, the plat of which addition is recorded in Deed Record 66, Page 111, in the Office of the Recorder of Morgan County, Indiana, described as follows: Commencing at the Southwest corner of said quarter section; thence North 89 degrees 30 minutes 12 seconds East along the South line of said quarter section 1,584.96 feet to the point of beginning of this description, which point is the Northwest corner of said Lot 26; thence South 0 degrees 00 minutes 00 seconds West along the West line of said Lot 26 a distance of 57.20 feet to the Southwest corner of said Lot 26; thence North 89 degrees 30 minutes 12 seconds East along the South lines of said Lots 26 and 1 and Out Lot 7 a distance of 502.73 feet to the Southeast corner of said Out Lot 7; thence North 5 degrees 41 minutes 48 seconds East along the Eastern lines of said Out Lots 7 and 8 a distance of 258.70 feet to a point 54.8 feet South of the North line of said Out Lot 8; thence South 89 degrees 30 minutes 11 seconds West parallel with and 54.8 feet South of the North line of said Out Lot a distance of 220.41 feet to the centerline of said vacated Marion Street; thence North 0 degrees 00 minutes 00 seconds East along said centerline 54.8 feet to a point 312 feet North of the North boundary of Douglas Street as shown in said Shireman Addition; thence South 89 degrees 30 minutes 12 seconds West along the prolonged North line of said Out Lot 8 a distance of 30.00 feet to the West boundary of vacated Marion Street; thence South 0 degrees 00 minutes 00 seconds West along said West boundary 0.10 feet; thence South 89 degrees 30 minutes 12 seconds West 211.00 feet to the prolonged East boundary of Cherry Street; thence South 0 degrees 00 minutes 00 seconds West along said prolonged East boundary 254.70 feet to the point of beginning, and containing 3.431 acres, more or less.

AND

Being Lots 9 and 10 in the Replat of a portion of Revised Cedarwood Subdivision being Lots 8, 9, and 10, as per plat recorded in Instrument Number 20120603, in the Office of the Morgan County Recorder, Indiana.

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

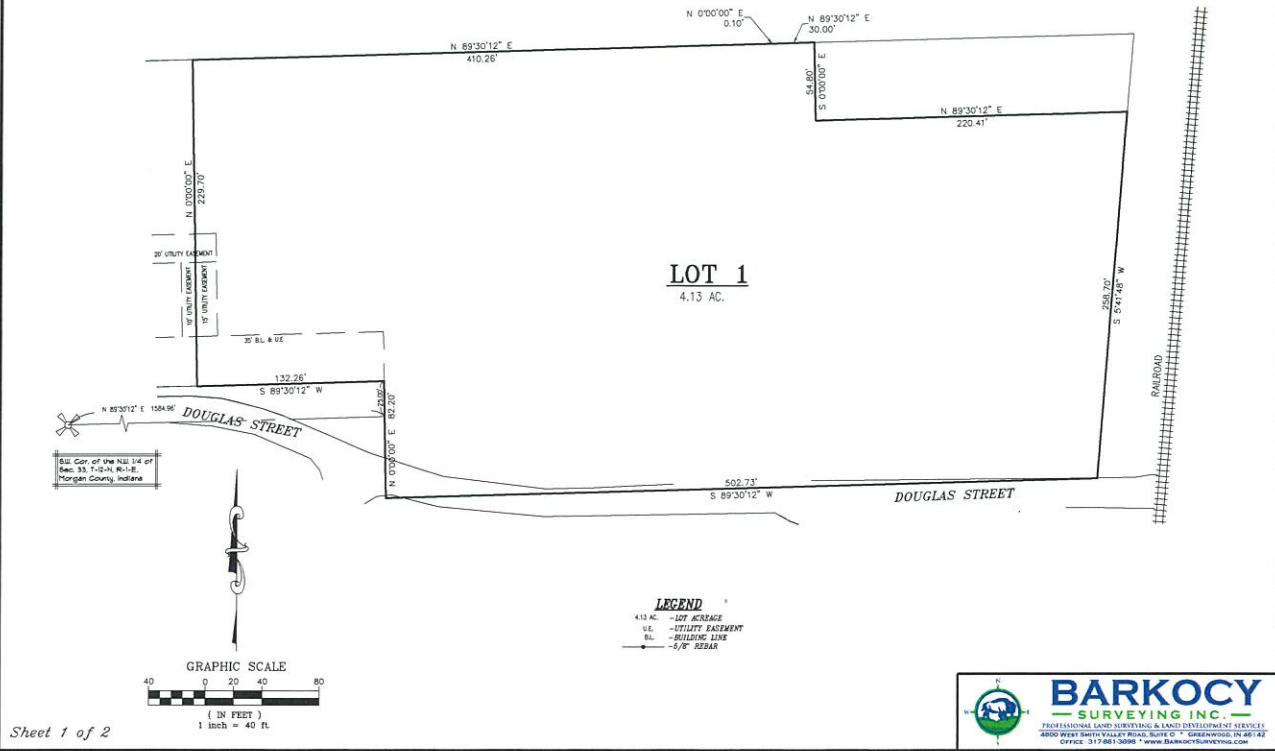
Interested persons appearing in favor of or in opposition to the application will be heard thereon by the Board.

This notice has been prepared by: Codey Lenahan – Indiana Gratings Inc.

**4800 WEST SMITH VALLEY ROAD, SUITE O \* GREENWOOD, IN 46142**  
**OFFICE - 317-881-3898 \* WWW.BARKOCYSURVEYING.COM**

# INDIANA GRATING PLAT

INCLUDING THE VACATION OF LOTS 9 AND 10 IN THE REPLAT OF THE REVISED CEDARWOOD SUBDIVISION  
AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20120603



Sheet 1 of 2

**BARKOCY SURVEYING INC.**  
PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES  
4800 WEST SMITH VALLEY ROAD, SUITE D • GREENWOOD, IN 46142  
OFFICE: 317-881-3008 • WWW.BARKOCYSURVEYING.COM

# INDIANA GRATING PLAT

INCLUDING THE VACATION OF LOTS 9 AND 10 IN THE REPLAT OF THE REVISED CEDARWOOD SUBDIVISION  
AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20120603

### LEGAL DESCRIPTION

A part of the South half of the Northwest Quarter of Section 33, Township 12 North, Range 1 East, and Lots 1 and 26 and Out Lot 7 and the vacated alley between said Lots 1 and 26; and a part of Out Lot 8, and a part of vacated Marion Street in the Shireman Addition to the City of Martinsville, Indiana, the plat of which addition is recorded in Deed Record 66, Page 111, in the Office of the Recorder of Morgan County, Indiana, described as follows: Commencing at the Southwest corner of said quarter section, thence North 88 degrees 30 minutes 12 seconds East along the South line of said quarter section 1,284.98 feet to the point of beginning of this description, which point is the Northeast corner of said Lot 26; thence South 0 degrees 00 minutes 00 seconds West along the West line of said Lot 26 a distance of 57.20 feet to the Southwest corner of said Lot 26; thence North 89 degrees 30 minutes 12 seconds East along the South lines of said Lots 26 and 1 and Out Lot 7 a distance of 502.73 feet to the Southeast corner of said Out Lot 7; thence North 5 degrees 41 minutes 48 seconds East along the Eastern lines of said Out Lot 7 and 8 a distance of 258.70 feet to a point 54.8 feet South of the North line of said Out Lot 8; thence South 89 degrees 30 minutes 11 seconds West parallel with and 54.8 feet South of the North line of said Out Lot 8 a distance of 220.41 feet to the centerline of said vacated Marion Street; thence North 0 degrees 00 minutes 00 seconds East along said centerline 54.8 feet to a point 312 feet North of the North boundary of Douglas Street as shown in said Shireman Addition; thence North 89 degrees 30 minutes 12 seconds West along the prolonged North line of said Out Lot 8 a distance of 30.00 feet to the West boundary of second March Street; thence South 0 degrees 00 minutes 00 seconds West along said West boundary 0.10 feet; thence South 88 degrees 30 minutes 12 seconds West 211.00 feet to the prolonged East boundary of Cherry Street; thence South 0 degrees 00 minutes 00 seconds West along said prolonged East boundary 258.70 feet to the point of beginning, and containing 3.431 acres, more or less.

AND  
Being Lots 9 and 10 in the Replat of a portion of Revised Cedarwood Subdivision being Lots 8, 9, and 10, as per plat recorded in instrument number 20120603, in the Office of the Morgan County Recorder, Indiana.

I, ANDREW BARKOCY, AN INDIANA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT REPRESENTS A SUBDIVISION OF LAND IN ACCORDANCE WITH THE CITY OF MARTINSVILLE ZONING AND SUBDIVISION CONTROL ORDINANCES. THE PRINCIPAL OF SAID SUBDIVISION WAS SURVEYED IN ACCORDANCE WITH 865 I.A.C. 1-1-2 AND THAT ALL INFORMATION REQUIRED BY SAID RULE, INCLUDING SURVEYOR'S REPORT, IS SHOWN HEREON OR IS GIVEN IN A SEPARATE BOUNDARY SURVEY THAT HAS BEEN RECORDED IN THE OFFICE OF THE RECORDER OF MORGAN COUNTY AS INSTRUMENT NUMBER \_\_\_\_\_.

FURTHER, THAT ALL MONUMENTS REQUIRED BY 865 I.A.C. 1-1-2 AND THIS CHAPTER HAVE BEEN SET OR WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT IN THIS SUBDIVISION.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

ANDREW BARKOCY  
REGISTERED LAND SURVEYOR  
INDIANA - #21800016



Sheet 2 of 2

### DEDICATION OF VACATION AND REPLAT

The undersigned owners of the real estate shown and described herein, hereby certify that they have vacated lots 9 and 10 in the Replat of Revised Cedarwood Subdivision, as per plat thereof recorded in instrument number 20120603, in the Office of the Morgan County Recorder, Indiana. And further that we are re-plat these lots to include additional land above herein and to be known as INDIANA GRATING PLAT, in addition to the City of Martinsville. All streets 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 as shown on this plat and marked "Easement," reserved for the use of utilities, except transmission lines or mains, for the installation of water and sewer mains, phone, ducts, lines and wires, subject to 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 utilities.

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2051. At which time said covenants, (and/or restrictions), shall be automatically extended for successive periods of 10 years unless changed by vote of a majority of the then owners of the buildings covered by these covenants, or restrictions, in whole or in part. Violation of any one of the foregoing covenants or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect. The right to enforce these provisions by injunction, together with the right to remove, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

IN WITNESS WHEREOF, the undersigned, as the owner of the above described real estate, has hereunto caused his name to be subscribed:  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

INDIANA GRATINGS INC.  
By: \_\_\_\_\_

STATE OF INDIANA }  
COUNTY OF JOHNSON } ss:  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared INDIANA GRATINGS INC. by \_\_\_\_\_ who acknowledged the execution of this instrument as its voluntary act and deed for and on behalf of INDIANA GRATINGS INC. for the uses and purposes therein set forth.

Witness my signature and Notary seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
My Commission Expires: \_\_\_\_\_ Notary Public  
Resident of \_\_\_\_\_ County

IN WITNESS WHEREOF, the undersigned, as the owner of the above described real estate, has hereunto caused his name to be subscribed:  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

MAGINN PROPERTIES LLC  
By: \_\_\_\_\_

STATE OF INDIANA }  
COUNTY OF JOHNSON } ss:  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MAGINN PROPERTIES LLC, by \_\_\_\_\_ who acknowledged the execution of this instrument as its voluntary act and deed for and on behalf of MAGINN PROPERTIES LLC, for the uses and purposes therein set forth.

Witness my signature and Notary seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
My Commission Expires: \_\_\_\_\_ Notary Public  
Resident of \_\_\_\_\_ County

### MARTINSVILLE PLAN COMMISSION CERTIFICATION

UNDER AUTHORITY PROVIDED BY I.C. 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 23rd DAY OF JUNE, 2026.

MARTINSVILLE PLAN COMMISSION APPROVAL  
By: \_\_\_\_\_ Secretary  
Chairperson \_\_\_\_\_

PRINTED \_\_\_\_\_

I affirm, under the penalties of perjury, that I have taken reasonable care to record each Social Security Number in this document, unless required by I.C. \_\_\_\_\_

Andrew Barkocoy

JUN 03 2026

CITY OF MARTINSVILLE, IN

**BARKOCY SURVEYING INC.**  
PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES  
4800 WEST SMITH VALLEY ROAD, SUITE D • GREENWOOD, IN 46142  
OFFICE: 317-881-3008 • WWW.BARKOCYSURVEYING.COM

CITY OF MARTINSVILLE  
HISTORIC DOWNTOWN DISTRICT

EXTERIOR PROPERTY MAINTENANCE PERMIT APPLICATION

Application Date: 6/3/26  
Printed Name of Landowner: DAVE & STEPHANIE RICKETTS Phone No: 765.318.3577  
Address of Landowner: 939 S. LINCOLN ST., MARTINSVILLE  
Printed Name of Applicant: SAME AS ABOVE Phone No: SAME AS ABOVE  
Address of Applicant: SAME AS ABOVE  
Address of Affected Property: 160 E. MORGAN ST, MARTINSVILLE

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.

\* SEE ATTACHED PROPOSAL, PHOTOS, SPECIFICATIONS.

**A FEE OF \$100.00 MUST BE SUBMITTED WITH THIS APPLICATION-APPLICANT NEEDS TO ATTEND THE MEETING**

Signature of Landowner: Stephanie Ricketts Signature of Applicant: Stephanie Ricketts  
Printed Landowner Name: Stephanie Ricketts Printed Applicant Name: Stephanie Ricketts

FOR CITY USE ONLY:

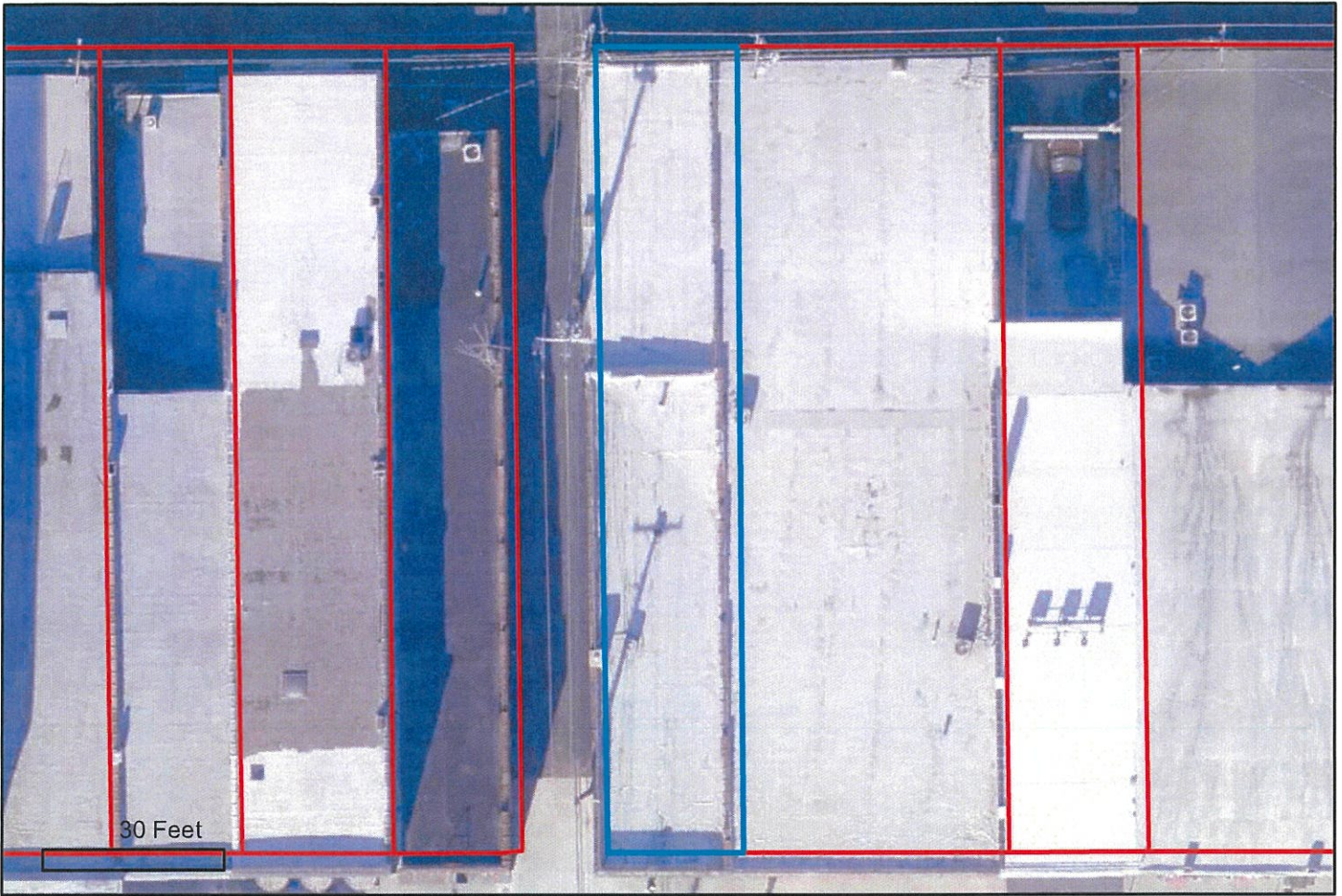
Plan Commission Meeting Date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_  
PERMIT NUMBER: \_\_\_\_\_ PC # 216016

**RECEIVED**  
JUN 03 2026

CITY OF MARTINSVILLE, IN

# Morgan County, IN

154 E MORGAN ST, MARTINSVILLE, IN 46151  
55-09-33-463-010.000-021



## Parcel Information

**Parcel Number:** 55-09-33-463-010.000-021

**Alt Parcel Number:** 55-09-33-463-010.000-021

**Property Address:** 154 E MORGAN ST  
MARTINSVILLE, IN 46151

**Neighborhood:** C-MARTINSVILLE DOWNTOWN COMM FAIR

**Property Class:** Other Retail Structures

**Owner Name:** RICKETTS DAVID & STEPHANIE L

**Owner Address:** 939 S LINCOLN ST  
MARTINSVILLE, IN 46151

**Legal Description:** LOTS 1 & 2 BLK 10 ORIG PLAT 22' W  
SIDE

## Taxing District

**Township:** WASHINGTON TOWNSHIP

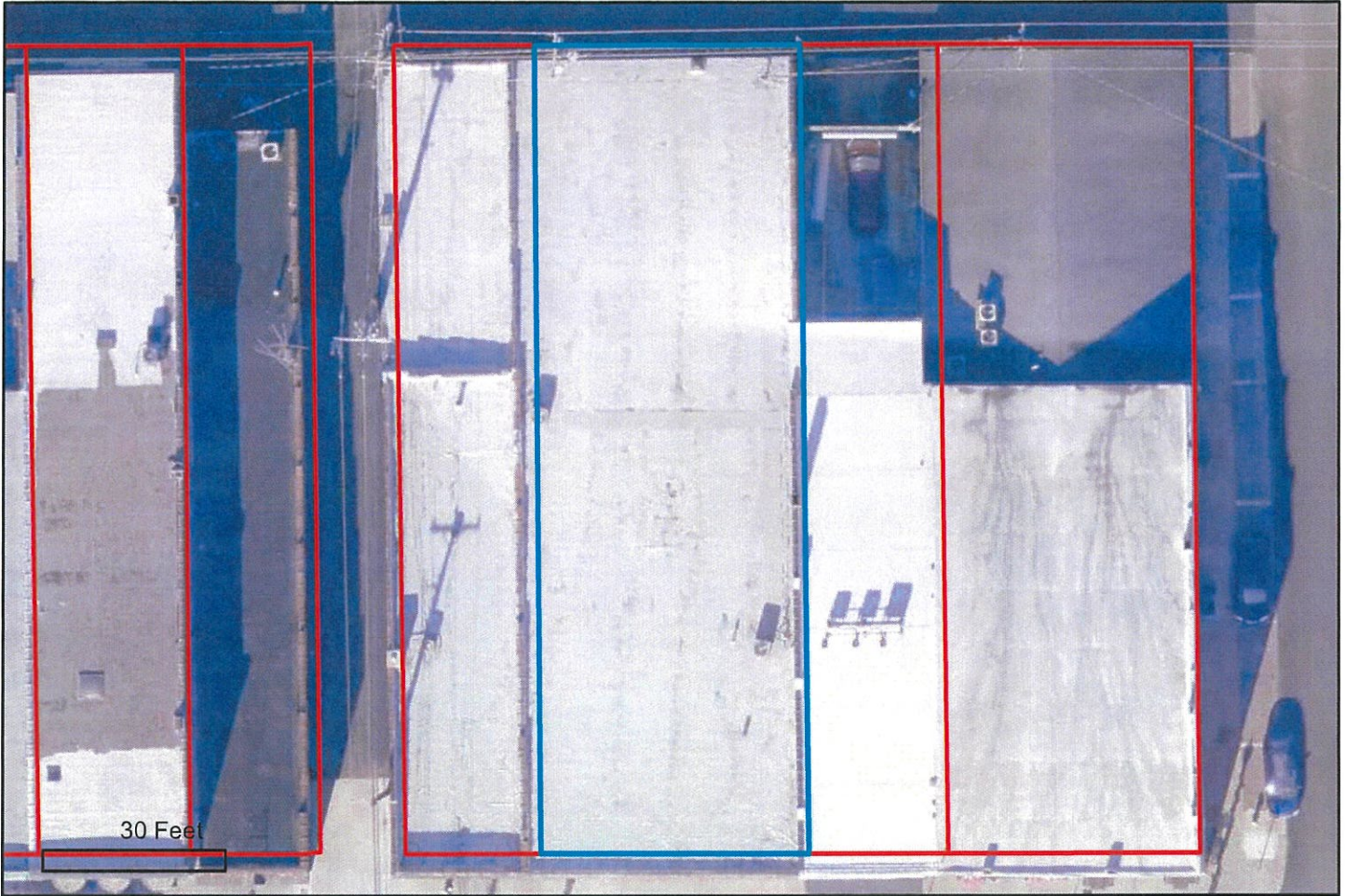
**Corporation:** M.S.D. MARTINSVILLE

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	0.07	

# Morgan County, IN

160 E MORGAN ST, MARTINSVILLE, IN 46151  
55-09-33-463-011.000-021



## Parcel Information

**Parcel Number:** 55-09-33-463-011.000-021

**Alt Parcel Number:** 55-09-33-463-011.000-021

**Property Address:** 160 E MORGAN ST  
MARTINSVILLE, IN 46151

**Neighborhood:** C-MARTINSVILLE DOWNTOWN COMM FAIR

**Property Class:** Other Retail Structures

**Owner Name:** RICKETTS DAVID & STEPHANIE L

**Owner Address:** 939 S LINCOLN ST  
MARTINSVILLE, IN 46151

**Legal Description:** LOTS 1 & 2 BLK 10 ORIG PLAT PT

## Taxing District

**Township:** WASHINGTON TOWNSHIP

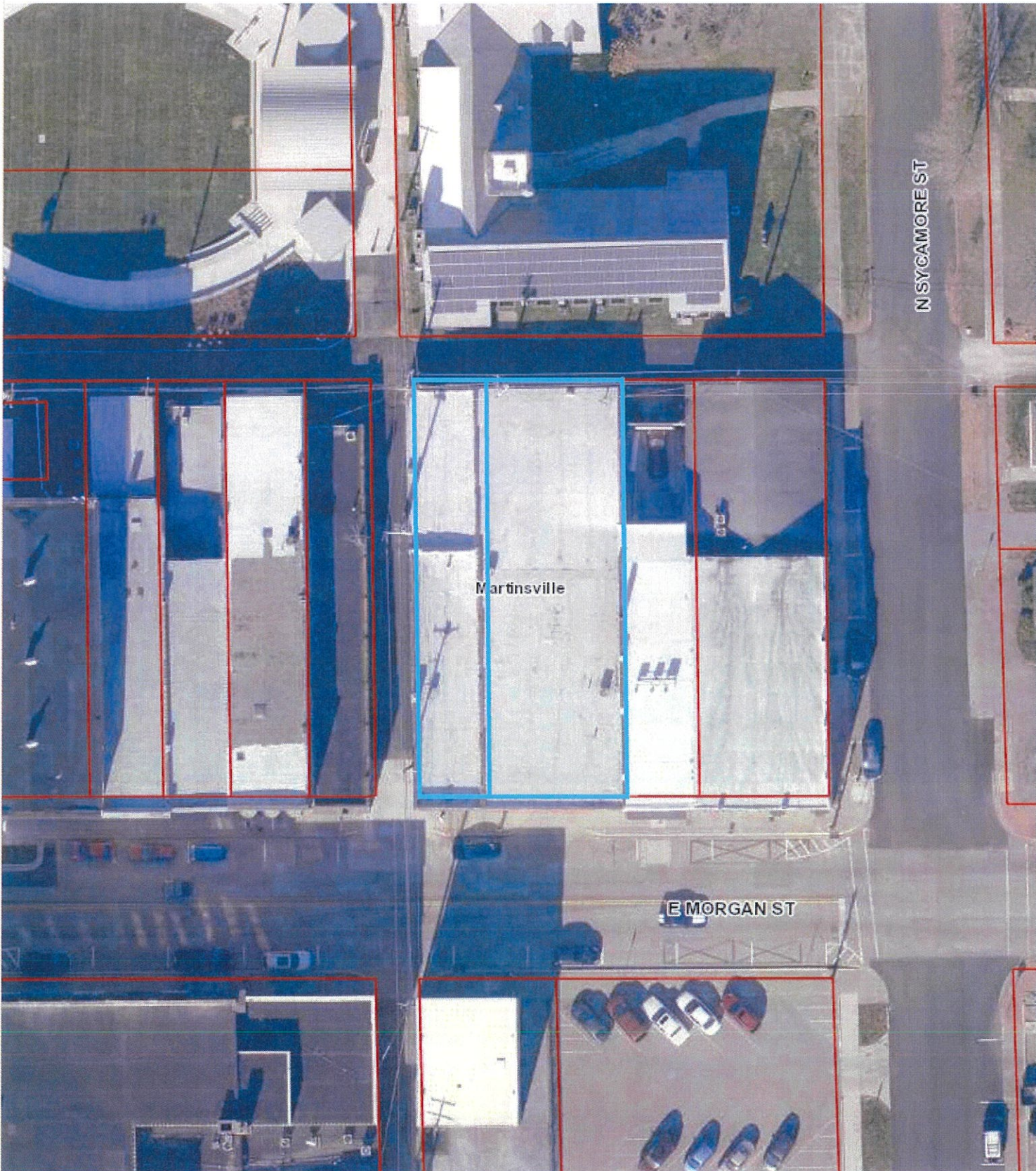
**Corporation:** M.S.D. MARTINSVILLE

## Land Description

**Land Type**  
11

**Acreage**  
0.135

**Dimensions**



## **ATTACHED PROJECT DESCRIPTION**

**Property Address:**  
160 E. Morgan Street  
Martinsville, Indiana

**Property Owners:**  
Dave and Stephanie Ricketts

**Businesses Located Within Property:**  
A to Z Auction House  
Morgan County Herbal Co.

## **PROJECT OVERVIEW**

The property located at 160 E. Morgan Street is owned by Dave and Stephanie Ricketts and houses commercial businesses including A to Z Auction House and Morgan County Herbal Co.

The proposed exterior improvements are being undertaken as a coordinated effort to improve the appearance, functionality, and long-term viability of the property storefront while maintaining compatibility with the Historic Downtown District.

The project includes exterior improvements affecting storefront areas utilized by both A to Z Auction House and Morgan County Herbal Co. The intent is to create a cohesive, historically compatible façade that enhances the appearance of the building, supports continued commercial use, and contributes positively to the character and economic vitality of downtown Martinsville.

## **STORE FRONT IMPROVEMENTS**

In accordance with Chapter 94, Article XV, Sections 6 and 7, the following storefront improvements are proposed:

- Rehabilitation and refinishing of the existing storefront façade.
- Retention of the existing storefront configuration and overall architectural character.
- Installation of decorative exterior lighting fixtures above storefront sign areas to improve visibility, safety, and architectural presentation.
- Repair, cleaning, and painting of existing storefront surfaces as needed.
- Installation of business identification signage within designated storefront sign areas.
- Preservation of existing storefront proportions and historic commercial character.

**No structural modifications to the building are proposed.**

## **WINDOWS**

In accordance with Chapter 94, Article XV, Section 6:

- Existing storefront window openings will remain unchanged.
- Any replacement windows will fit within the existing openings.
- Existing window proportions and storefront appearance will be maintained.
- No enlargement, reduction, or relocation of the original window openings are proposed.

## **DOORS**

In accordance with Chapter 94, Article XV, Section 6:

- Existing storefront entrance doors will be restored or replaced as necessary while maintaining the size and proportions of the original openings.
- Existing double-door configurations will be retained where applicable.
- Replacement doors will be compatible with the historic appearance and character of the building.
- No modifications to existing door opening dimensions are proposed.

## WINDOW AND DOOR REPLACEMENT DETAILS

In accordance with Chapter 94 of the Martinsville Municipal Code and Historic Downtown District design standards, the proposed storefront improvements are intended to enhance transparency and restore a traditional commercial storefront appearance.

The existing storefront opening, approximately **11 feet wide by 13 feet high**, currently contains a residential-style door and window assembly that is not consistent with the appearance of a traditional downtown commercial storefront.

The proposed improvement replaces these residential components with a commercial storefront system consisting of:

### Commercial Storefront Door

- Commercial Right-Hand (RH) Storefront Door
- Dark Bronze Anodized Aluminum Finish
- Dimensions: **36 inches wide × 84 inches high (3'-0" × 7'-0")**
- Fully glazed commercial storefront-style entrance door

### Commercial Storefront Window System

- Dark Bronze Anodized Aluminum Storefront Framing
- Insulated Double-Pane Commercial Glass
- Storefront Frame Sections:
  - 68¾" W × 70⅝" H × 4½" D
- Glass Panels:
  - Approximately 67⅞" × 67¼"
  - 1" insulated double-pane commercial glass

The proposed commercial storefront system substantially increases the amount of storefront glazing and visibility at street level and supports compliance with Section 94-219(J) of the Martinsville Municipal Code, which states:

"Street level storefronts shall be a minimum 75 percent glass."

No enlargement, reduction, or modification of the existing masonry opening is proposed. The existing storefront opening will remain intact, and the new commercial storefront door and window system will be installed within the existing opening.

The purpose of this improvement is to replace a non-historic residential-style door and window assembly with a traditional commercial storefront system that is more consistent with the historic character of downtown Martinsville, improves pedestrian visibility, enhances the appearance of the building, and contributes positively to the Historic Downtown District.

## **SIGNAGE**

In accordance with Chapter 94, Article XV, Section 9:

Proposed signage includes identification for:

- A to Z Auction House
- Morgan County Herbal Co.

Business identification signage will be placed on storefront windows and/or within existing storefront sign locations currently associated with the building. No new freestanding signs, projecting signs, or structural modifications to the building façade are proposed.

Signage will be designed to be compatible with the appearance and character of the existing storefront and the surrounding Historic Downtown District.

Proposed signage locations and design concepts are included with the attached application materials.

## **EXTERIOR LIGHTING**

The proposed lighting consists of gold, decorative gooseneck-style fixtures mounted above storefront sign areas. (Picture attached)

The lighting is intended to:

- Improve pedestrian visibility.
- Enhance customer safety.
- Highlight architectural features of the building.
- Provide a balanced and visually cohesive storefront appearance.

The proposed lighting is decorative in nature and compatible with the character of the Historic Downtown District.

## **PAINT COLORS AND MATERIALS**

The proposed storefront color palette consists primarily of:

- Sherwin-Williams Prefinished Carbon Black 5/16 × 4'x 8' Grooved at 8" OC, Allura™ Fiber Cement Panel Siding ( see attached)
- Neutral complementary building colors, brick will remain original without any modifications or paint.

- Materials and finishes selected to enhance and preserve the historic commercial character of the structure.

Final color selections and renderings are included with the attached visual materials.

## **PROJECT GOALS**

The purpose of this project is to:

- Improve the appearance of the property.
- Encourage continued investment in downtown Martinsville.
- Support local businesses operating within the building.
- Create a visually cohesive storefront for both A to Z Auction House and Morgan County Herbal Co.
- Preserve and enhance the historic character of the building while ensuring it remains an attractive and functional commercial property.

## **ATTACHED MATERIALS**

Submitted by the property owners and tenant in support of this application are:

1. Existing storefront photographs.
2. Proposed storefront renderings.
3. Proposed signage renderings and locations.
4. Proposed lighting locations.
5. Door and window renderings demonstrating retention of existing opening sizes and proportions.
6. Paint color and finish information, where applicable.

## **CONCLUSION**

The proposed improvements are intended to revitalize and enhance the appearance of the property while respecting the architectural character of the Historic Downtown District. The project preserves the existing storefront configuration, improves aesthetics and visibility, supports local commerce, and contributes positively to the continued revitalization of downtown Martinsville.

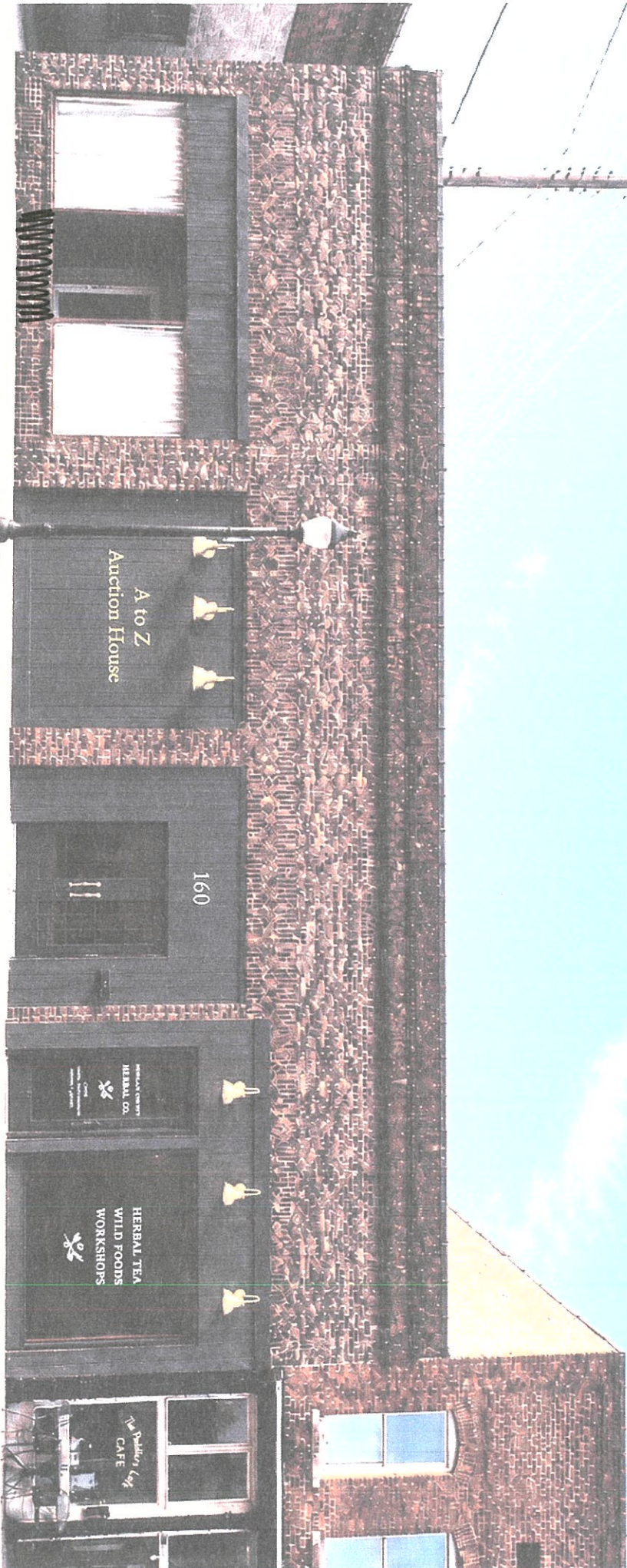
Respectfully Submitted,

Dave and Stephanie Ricketts  
Property Owners

BEFORE (PRESENT)



AFTER (PROPOSED)





Search



OFF Search In Stock Today at

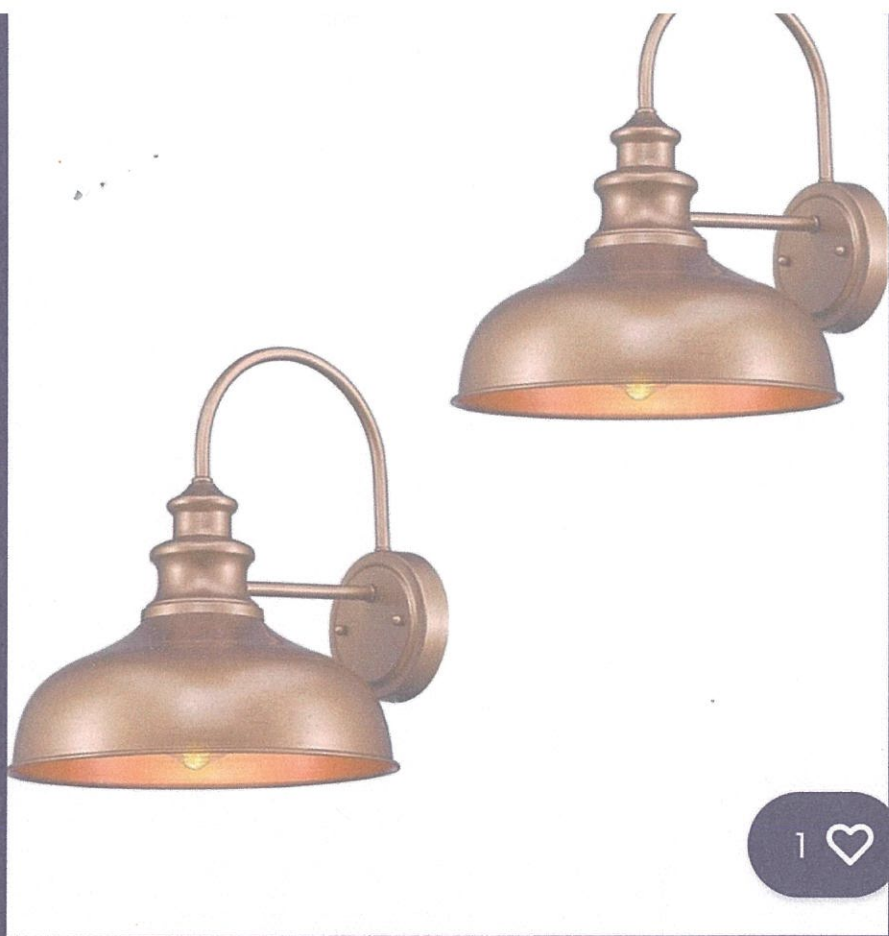
AMBY, IN Opens at 6:00 AM tomorrow

Home / Building Materials / Siding / **Fiber Cement Siding**

# Sherwin-Williams Prefinished Carbon Black 5/16 x 4' x 8' Grooved at 8" OC Allura™ Fiber Cement Panel Siding

Model Number: 1403531 | Menards® SKU: 1403531





1 



**Zeyu 2 Pack Industrial Gooseneck Wall Light 11 inches Barn Light Fixture AG**

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

PC# 26017  
Docket No.

Date of Filing: 6/3/2026

Printed Name of Applicant: Forestar (USA) Real Estate Group

Address of Applicant: 9100 Keystone Crossing, Suite 725, Indianapolis, IN 46240

Phone: 317-914-9647

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 \_\_\_? 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:

The applicant is proposing an amendment to the Hanna Farms PUD clarifying  
brick/stone requirements and codifying additional landscaping requirements.

Tax PIN 55-13-10-200-001.000-023;  
Legal Description: Part of the NE 1/4 Sec. 10, T 11 N, R1 E, Washington Twp. Morgan County, IN  
1,000-block (approx.) of Artesian Avenue, Martinsville, IN 46151;  
Address of Property: approx. 2,000' south of Grand Valley Boulevard

Total Area Affected 72+/- Current Zoning Classification: PUD-E (Hanna Farms PUD)

Signature of applicant or agent: *Cheyenne D. Hogg*

**\*Applicant needs to attend the meeting\***

RECEIVED

JUN 03 2026

CITY OF MARTINSVILLE, IN

MARTINSVILLE PLAN COMMISSION  
OF CITY OF MARTINSVILLE, INDIANA

OWNER CONSENT FORM

The undersigned, **Forestar (USA) Real Estate Group, Inc.**, being the owner of the property commonly known as 1116, 1118, and 1120 South Walter Court, hereby authorizes Krieg DeVault LLP and Kevin Buchheit to file land development and/or zoning petitions necessary for the aforementioned addresses.

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.

*Mark Mastorocco*

Signature(s) of Owner (s)

*Mark Mastorocco, Division President*

Printed Name & Title of Owner(s)

Signature(s) of Owner (s)

Printed Name & Title of Owner(s)

STATE OF INDIANA,

COUNTY OF Marion, SS:

Subscribed and sworn to before me  
this 3 day of June, 2020

STATE OF INDIANA,

COUNTY OF \_\_\_\_\_, SS:

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*Natalie Angelicchio*

Notary Public

Notary Public

*Natalie Angelicchio*

Printed Name of Notary Public

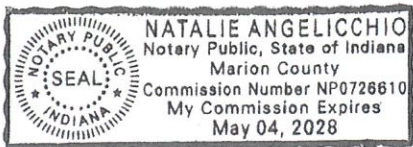
Printed Name of Notary Public

My Commission expires: 5/4/28

My Commission expires: \_\_\_\_\_

My County of residence: Marion

My County of residence: \_\_\_\_\_



ORDINANCE NO. \_\_\_\_\_  
OF THE CITY OF MARTINSVILLE, INDIANA

AN AMENDMENT TO THE AMENDED AND RESTATED ORDINANCE  
AMENDING THE HANNA FARMS PLANNED UNIT DEVELOPMENT DISTRICT  
[ORDINANCE NO. 2022-0036]

Plan Commission Petition No. \_\_\_\_\_

WHEREAS, Ind. Code § 36-7-4-600 confers upon the Common Council of the City of Martinsville the power to determine reasonable zoning requirements for property within the City's corporate boundaries, and Section 2.3 of the Martinsville Zoning and Subdivision Ordinance (the "ZSO") sets forth the process to amend the City's Official Zone Map (the "Zoning Map");

WHEREAS, Section 6 of the ZSO provides for the establishment of a Planned Development District in accordance with the requirements of Ind. Code § 36-7-4-1500 et seq.;

WHEREAS, the property described in **Exhibit A** attached hereto (the "Real Estate") in the City of Martinsville is currently zoned PUD-E;

WHEREAS, the City of Martinsville Advisory Plan Commission ("Plan Commission") held a public hearing on November 23, 2021 and certified to the Common Council of the City of Martinsville ("Council" or the "City Council") a favorable recommendation for rezoning the Real Estate to Planned Unit Development (PUD-E) to be known as the Hanna Farms Planned Unit Development District ("Hanna Farms District") for the purposes of developing the Hanna Farms residential subdivision and establishing by this planned unit development district ordinance (the "Hanna Farms Ordinance"); and

WHEREAS, the Council approved the request to amend the Zoning Map on December 27, 2021, and adopted Ordinance No. 2021-0030 amending the Zoning Map and creating a Planned Unit Development;

WHEREAS, the Council approved the request to amend Ordinance No. 2021-0030 on March 14, 2022, and adopted Ordinance No. 2022-0036, amending and restating Ordinance No. 2021-0030;

WHEREAS, the Plan Commission held a public hearing on April 23, 2024, and certified to the Common Council of the City of Martinsville a favorable recommendation for an amendment of the previously adopted Ordinance No. 2022-0036;

WHEREAS, the Council approved the request to amend Ordinance No. 2022-0036 on May 13, 2024, and adopted Ordinance No. 20241882, amending Ordinance No. 2022-0036;

WHEREAS, the Plan Commission held a public hearing on \_\_\_\_\_, 2024, and certified to the Common Council of the City of Martinsville a favorable recommendation for an amendment of the previously adopted Ordinance No. 2022-0036;

WHEREAS, the Council desires to further amend Ordinance No. 2022-0036, as amended by Ordinance No. 2024-1882 as set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MARTINSVILLE, MORGAN COUNTY, INDIANA, THAT: (i) pursuant to Ind. Code§ 36-7-4-1500 et seq., the Council adopts this ordinance to add new and to revise certain existing provisions of Ordinance No. 2022-0036, as amended by Ordinance No. 2024-1882; (ii) all prior ordinances or parts thereof inconsistent with any provision of this amending Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate; (iii) all prior commitments and restrictions applicable to the Real Estate and in conflict with this amending Ordinance shall be null and void and replaced and superseded by Ordinance No. 2022-0036, as amended by Ordinance No. 2024-1882, and as amended by this Ordinance (the amended and restated Hanna Farms Ordinance, as amended, collectively, the "Hanna Farms Ordinance"); and (iv) the Hanna Farms Ordinance shall be in full force and effect from and after its adoption by the City Council.

**Section 1. Applicability of Ordinance.**

Section 1.1. Development of the Real Estate shall be governed by the provisions of the ZSO unless modified the Hanna Farms Ordinance and its exhibits. All provisions and representations of the ZSO that conflict with the terms and exhibits of the Hanna Farms Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms and exhibits of the Hanna Farms Ordinance.

Section 1.2. The Hanna Farms Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

Section 1.3. The Zoning Map will not, under this ordinance, change the designation of the Real Estate as Planned Unit Development (PUD-E), which is known as the Hanna Farms Planned Unit Development District.

Section 1.4. The ZSO is hereby amended for the Real Estate in accordance with the provisions of this Hanna Farms Ordinance and its exhibits. In all other respects, the ZSO shall remain in effect and unchanged. The underlying zoning district for Development Parcels 1 and 2 depicted on the Concept Plan shall be the R1(d) Residential zoning designation (the "R1(d) District") set forth in the ZSO. Except as modified, revised, supplemented or made inapplicable by this Hanna Farms Ordinance, the standards of the ZSO applicable to the R1(d) District shall apply to the Real Estate.

**Section 2. Definitions.** Definitions are set forth as capitalized terms throughout this Hanna Farms Ordinance. Terms used in this Hanna Farms Ordinance that are not defined in this Hanna Farms Ordinance shall have the meanings set forth in the ZSO.

**Section 3. Section 7. Development Standards in Development Parcel 2.** The following Development Standards shall apply to development in Development Parcel 2, and any standards set in Table 2a of the ZSO which are inconsistent with following standards in this Section 7 are hereby abrogated:

**Section 7.12.** The following new standard is added: “Each home on Lots 143-145 as shown on Exhibit B, attached hereto, will have minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first-floor windows on the front, both sides and rear facades.

**Section 4. Section 12.5. Landscaping.** This new text is hereby added to the Hanna Farms Ordinance: “Enhanced landscaping shall be installed along Artesian Avenue, within Common Areas 1B, adjoining Lots 146-148 and consisting of fully irrigated grass covered berm mounds with mulched beds of trees, ornamental shrubs and flowering plants as generally shown on Exhibit C attached hereto.”

**Section 5. Procedures.** The adoption of this Ordinance and the subsequent consideration of the Preliminary and Final Development Plans shall be consistent and pursuant to the provisions of the Planned Unit Development process as set forth in Chapter 6 of the ZSO (Planned Unit Developments).

**Section 6. Severability.** If any term, provision, or condition contained in this Ordinance shall, to any extent, be deemed invalid or unenforceable, the remainder of this Ordinance shall not be affected thereby, and each term, provision, or condition of this Ordinance shall be valid and enforceable to the fullest extent permitted by law.

**Section 7. Approval.** This Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Martinsville.

*(The remainder of this page left intentionally blank.)*



I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document. Kevin G. Buchheit, Krieg DeVault LLP

This instrument prepared by: Kevin G. Buchheit, Krieg DeVault LLP, 111 Congressional Blvd. Suite 400, Carmel, IN 46032.

EXHIBIT A  
LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 10, Township 11 North, Range 1 East, Washington Township, Morgan County, Indiana, based upon an ALTA/NSPS Land Title Survey prepared by Christopher M. Cooper, Professional Surveyor Number 21800010, HWC Engineering Job Number 2021-194, dated November 11, 2021, more particularly described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter, said point also being the Northeast corner of a tract of land described in Deed Record 324, Page 311 in the Office of the Recorder of Morgan County, Indiana; thence South 89 degrees 29 minutes 24 seconds West (bearings based upon Indiana Geospatial Coordinate System (InGCS) "Morgan" zone) along the North line of said Northeast Quarter and said tract a distance of 2105.44 feet to the East right-of-way of Artesian Avenue as described in Instrument Number 201810156 and recorded in said Recorder's Office, the next three (3) courses along said right-of-way; (1) thence South 01 degrees 14 minutes 08 seconds East a distance of 67.40 feet; (2) thence South 01 degrees 37 minutes 37 seconds West a distance of 100.12 feet; (3) South 01 degrees 14 minutes 08 seconds East a distance of 1358.73 feet to the South line of said tract; thence South 89 degrees 47 minutes 14 seconds East along said South line a distance of 755.85 feet to a South corner of said tract; thence North 85 degrees 56 minutes 30 seconds East along said South line a distance of 1299.15 feet to the East line of said Northeast Quarter and the Southeast corner of said tract; thence North 01 degrees 00 minutes 43 seconds East along the East line of said Northeast Quarter and said tract a distance of 1455.71 feet to the POINT OF BEGINNING, containing 72.046 acres, more or less.

EXHIBIT B  
MASONRY WAINSCOT FOR LOTS 143-145

HANNA FARMS - SECTION 1  
FINAL PLAT

CITY OF MARTINSVILLE, WASHINGTON TOWNSHIP, MORGAN COUNTY  
(SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST)



Grid North  
Scale: 1" = 120'



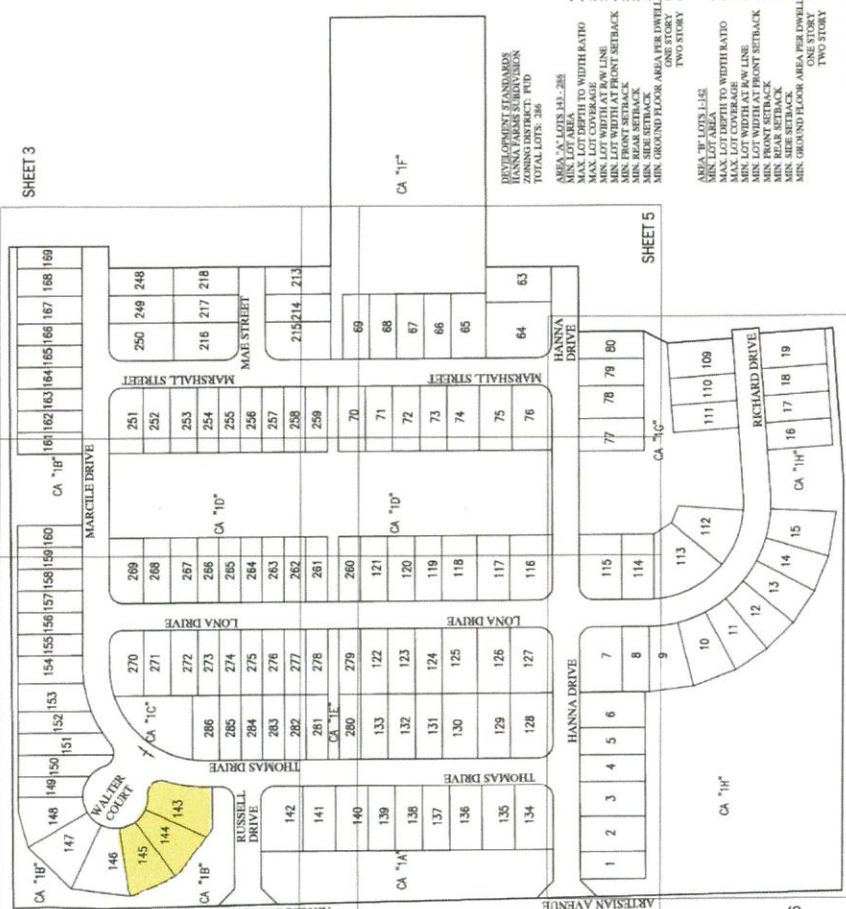
Vicinity Map  
Not to Scale

REASONABLE ACCURACY  
SUBSTANTIAL ONLY

THIS INSTRUMENT PREPARED BY:  
TERRY W. BEVELS  
PWC ENGINEERING, INC.  
1335 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, INDIANA 46204  
PHONE: (317) 941-9993  
DEVELOPED BY:  
PWC ENGINEERING, INC.  
2252 N. AMERICAN STREET, STE 211  
INDIANAPOLIS, IN 46202  
PHONE: (317) 420-5821

20240805 088 580 08  
31/12/2024 11:43:28 7 PGS  
Morgan County Recorder's Office  
Recorded as Instrument # 18

Curve #	Length	Radius	Chord Length	Chord Bearing	Date
C-1	39.27	25.00'	35.36'	N45°17'04"E	9/20/00'
C-2	39.27	25.00'	35.36'	N44°42'56"E	9/20/00'
C-3	274.89	175.00'	247.48'	S44°42'56"E	9/20/00'
C-4	314.18'	200.00'	282.84'	S44°42'56"E	9/20/00'
C-5	73.75	225.00'	73.42'	S09°09'22"W	1F46'53"
C-6	48.86'	25.00'	41.33'	N37°15'30"E	11/7/03'53"
C-7	288.48'	60.00'	66.50'	S34°12'18"W	2/4/2004'
C-8	48.86'	25.00'	41.33'	S74°19'46"E	11/7/03'53"
C-9	156.30'	225.00'	153.18'	S89°48'32"W	3/4/4/09'
C-10	39.27	25.00'	35.36'	N45°17'04"E	9/20/00'
C-11	39.27	25.00'	35.36'	S44°42'56"E	9/20/00'
C-12	39.27	25.00'	35.36'	N45°17'04"E	9/20/00'
C-13	39.27	25.00'	35.36'	S44°42'56"E	9/20/00'
C-14	39.27	25.00'	35.36'	S45°17'04"E	9/20/00'
C-15	39.27	25.00'	35.36'	S44°42'56"E	9/20/00'
C-16	39.27	25.00'	35.36'	S45°17'04"E	9/20/00'
C-17	39.27	25.00'	35.36'	N44°42'56"E	9/20/00'
C-18	39.27	25.00'	35.36'	S45°17'04"E	9/20/00'
C-19	39.27	25.00'	35.36'	S44°42'56"E	9/20/00'
C-20	39.27	25.00'	35.36'	N45°17'04"E	9/20/00'
C-21	39.27	25.00'	35.36'	N44°42'56"E	9/20/00'
C-22	39.27	25.00'	35.36'	S45°17'04"E	9/20/00'
C-23	39.27	25.00'	35.36'	N44°42'56"E	9/20/00'
C-24	288.48'	175.00'	285.50'	S47°10'17"E	8/24/08'
C-25	327.33'	200.00'	292.50'	S47°10'17"E	8/24/08'
C-26	348.25'	225.00'	328.50'	S47°10'17"E	8/24/08'



DEVELOPMENT STANDARDS  
ZONING DISTRICT: PD  
TOTAL LOTS: 246

AREA "A" LOTS 141-246  
MIN. LOT AREA 4,800 SF  
MAX. LOT COVERAGE 50% OR 3,400 SF  
MIN. LOT WIDTH AT R/W LINE 30'  
MIN. LOT WIDTH AT FRONT SETBACK 20'  
MIN. FRONT SETBACK 20'  
MIN. REAR SETBACK 20'  
MIN. SIDE SETBACK 20'  
MIN. GROUND FLOOR AREA PER DWELLING ONE STORY 960 SF  
TWO STORY 625 SF

AREA "B" LOTS 145  
MIN. LOT AREA 4,800 SF  
MAX. LOT COVERAGE 50% OR 3,400 SF  
MIN. LOT WIDTH AT R/W LINE 30'  
MIN. LOT WIDTH AT FRONT SETBACK 20'  
MIN. FRONT SETBACK 20'  
MIN. REAR SETBACK 20'  
MIN. SIDE SETBACK 20'  
MIN. GROUND FLOOR AREA PER DWELLING ONE STORY 960 SF  
TWO STORY 625 SF

SHEET 1 OF 7

SEE SHEET 1 FOR CURVE TABLE  
SEE SHEET 7 FOR LAND DESCRIPTION

EXHIBIT C  
ADDITIONAL LANDSCAPING

