

**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.

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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**

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**Ann Miller**

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**Troy Swan (Absent)**

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**Jason Scott**