

Martinsville Planning Commission
Meeting Agenda
Tuesday, July 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 June 23, 2026, Planning Commission Meeting Minutes

New Business

- A. Consideration of Docket No. PC26018 - Remodel in Historic Downtown District - 60 E Morgan St - Kris Fuller
- B. Consideration of Docket No. PC26019 - Rezone AG to PUD-R - SR 252 -Forestar (USA) Real Estate Group
- C. Consideration of Docket No. PC26020 - Signage in the Historic District - 134 N Sycamore St - Joselyn Covey - Ron Stanhouse

Next Regular Meeting

- A. The next regular meeting will be on Tuesday, August 25, 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

JUNE 23, 2026

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, June 23, 2026, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

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

Absent:

Marilyn Siderwicz-Secretary
Ann Miller
Sandy Mosier, Compliance Officer

Also present:

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

PRESENTATION OF MINUTES: Dated May 27, 2026

AMENDMENT: Page 1, Paragraph 1, Amended to say Attorney Dale Coffey said this remodel request needs to be retired and a new application needs to be submitted when Mr. Logsdon gets the needed information and reapply.

AMENDMENT: Page 2, Paragraph 1, Amended to move Steve Bodi and Rick Durnal from remonstrators to under Chairman Joe Disney. Steve Bodi says he could not approve rezoning to I-3. Rick Durnal said the Comprehensive Plan should be checked.

MOTION: After making the above Amendments, a motion was made by Rick Durnal and seconded by Kayleb Foerster to approve the minutes of May 27, 2025, Meeting of the Plan Commission. This motion passed unanimously.

NEW BUSINESS:

1. **Docket No. PC#26014**, Rezone from AG to I-1 Address: W Douglas St: Legal Description: Lot 9 & Lot 10 Replat of the Revised Cedarwood Subdivision; Owner: Indiana Gratings Inc

Cody Lenham, president and owner of Indiana Grating, came before the meeting to ask for a rezone of two parcels from AG to I-1. He is wanting to add an addition to his other building for storage.

MOTION: Rick Durnal made a motion for a favorable recommendation to the City Council for the request to rezone the property of Indiana Grating from AG to I-1. The motion was seconded by Richard Bastin and passed unanimously.

June 23, 2026

2. **Docket No. PC#26015**, Vacate/Replat; Address: W Douglas & 210 W Douglas St.; Legal Description: Lot 9 & Lot 10 Replat of the Revised Cedarwood Subdivision & Out Lot 7 Shireman Addn Vacation Marion St. .18 ac S33 T12 R1E PT S ½ NW 1.586 ac (2.106 Total ac) Lot 1 & Lot 26 Shireman's Addn; Owner: Indiana Grating Inc & Maginn Properties LLC

Cody Lanham, president and owner of Indiana Grating, is asking for a vacate/replat to combine two parcels with his original parcel. He wants to build an additional building to store material.

Motion: Richard Bastin made a motion to approve PC#26015, once the rezone has been approved by the City Council. This motion was seconded by Jason Scott and passed unanimously.

3. **Docket No. PC#26016**, Remodel in Historic Downtown District; Address: 154 & 160 E Morgan St.; Legal Description: Lots 1 & 2 Blk 10 Orig Plat 22' W Side & Lot 1 & 2 Blk 10 Orig Plat Pt; Owners: David & Stephanie Ricketts

David Ricketts, property owner, came before the Plan Commission to ask for remodel of the exterior of their building, located in the Historic Downtown District. He didn't have the measurement for the signage for the front of the building.

REMONSTRATORS:

1. Monnie Greeson, is renting a space for the Ricketts, was asking about signing her rental space. She was told it would be \$150 per sign.

Motion: Rick Durnal made a motion to approve PC#26016 as presented with the except for the signage, which needs to be brought back in front of the Plan Commission for approval. This motion was seconded by Steve Bodi and passed unanimously.

4. **Docket No. PC#26017**, Amendment to Hanna Farms PUD; Address: Artesian Ave; Legal Description: Part of the NE ¼ S10 T 11N R1 E; Owner Forestar (USA) Real Estate Group

Cheyenne Hoffa, representing Forestar (USA) Real Estate Group, came in front of the board to ask to amend the Hanna Farms PUD landscaping in Ordinance No. 2022-0036. To clarify the brick/stone requirements and codify additional landscaping requirements. The additional landscaping would be located at the common area behind Lot 146, 147, & 148, where brick ledge was not added.

REMONSTRATORS:

1. Avery Carr, property owner of Lot 148, was worried that the landscaping was going to be located on his property. Mrs. Hoffa said she would make sure that the landscaping would only be on the common area and not his property.

MOTION: Rick Heacock made a motion for a favorable recommendation to the City Council for the amendment to the Hanna Farms PUD Landscaping Requirement. The motion was seconded by Rick Durnal. It was passed with nine (9) votes in favorable recommendation and one (1) vote opposing the motion. The opposing vote was cast by James Burkhart.

June 23, 2026

The next regular session meeting of the Plan Commission will be Tuesday, July 28, 2026, at 7:00 P.M.

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

Joe Disney, Chairman	Marilyn Siderewicz, Secretary (Absent)
Steve Bodi	James Burkhart
Kayleb Foerster	Richard Heacock
Richard Bastin	Rick Durnal
Ann Miller (Absent)	Troy Swan
Jason Scott	

CITY OF MARTINSVILLE
HISTORIC DOWNTOWN DISTRICT

EXTERIOR PROPERTY MAINTENANCE PERMIT APPLICATION

Application Date: ~~6-15-26~~ 7-6-26

Printed Name of Landowner: BOCK FB3, LLC Phone No: 765-341-9556

Address of Landowner: 59 N. Jefferson St., Martinsville, IN 46151

Printed Name of Applicant: Kris Fuller Phone No: 765-341-9556

Address of Applicant: 2999 Autumn Rise Dr., Martinsville, IN 46151

Address of Affected Property: 60 E. Morgan St., 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 _____ Windows X Doors X Signs _____ Roof _____

Masonry _____ Tuck Point _____ Storefront X 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.

Please see attached; Trim color will remain the same, panel color (as shown in picture) SW 9533 (see attached sketch

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

Signature of Landowner: [Signature] Signature of Applicant: [Signature]

Printed Landowner Name: Kristopher Fuller Printed Applicant Name: Kristopher Fuller

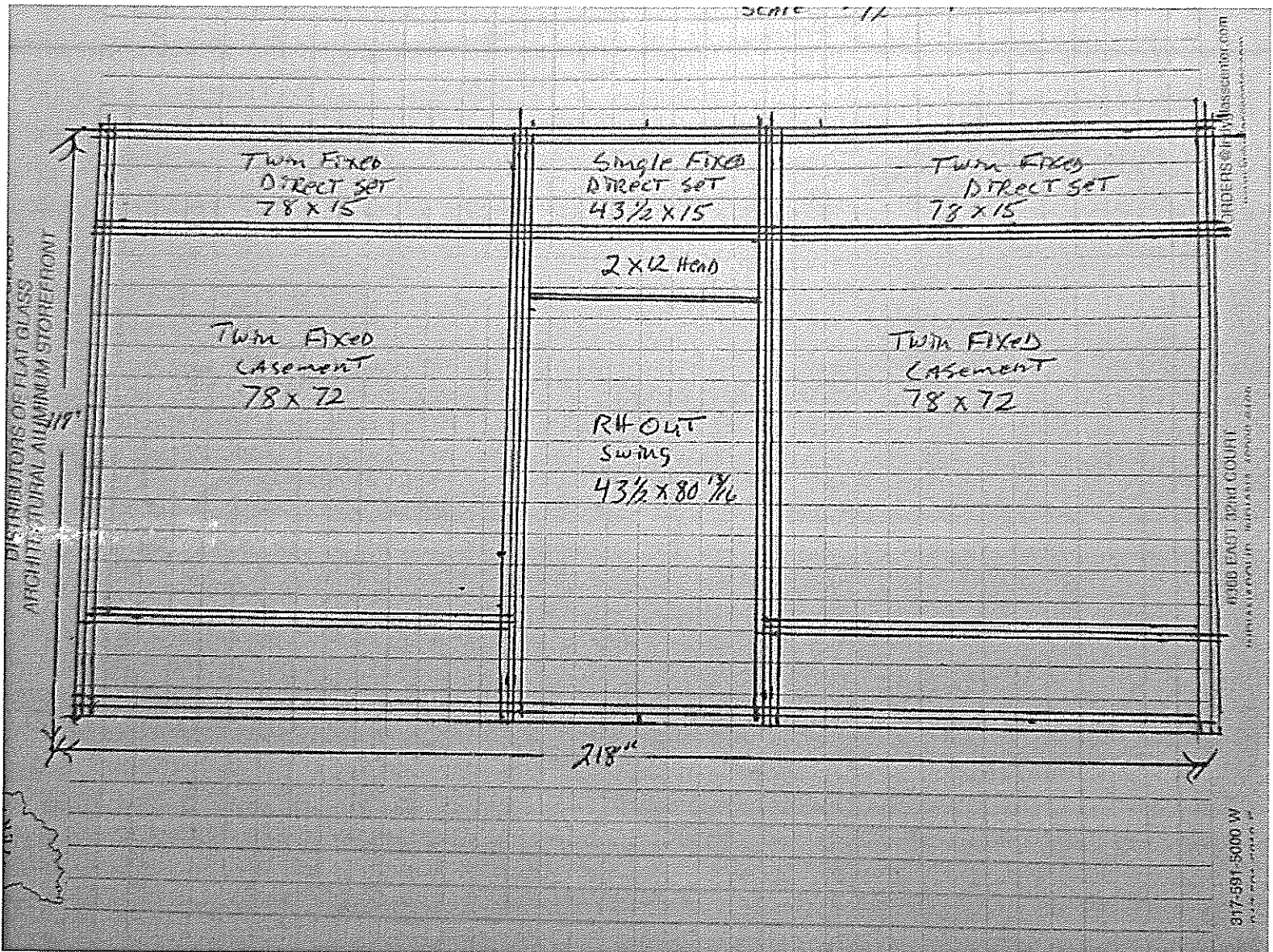
FOR CITY USE ONLY:

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: _____

RECEIVED
JUL 06 2026
CITY OF MARTINSVILLE, IN





**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. PC # 26019

Date of Filing: 7/8/2026

Applicant: Forestar (USA) Real Estate Group

Address of Applicant: 9100 Keystone Crossing, Ste 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:

Applicant seeks a change in the zoning district from AG - Agricultural to PUD - R

Planned Unit Development - Residential for the purpose of accommodating a

residential planned unit development. The Maple Hills PUD proposes 159 single

family lots with a minimum lot size of 6,500 square feet.

Legal Description: See attached 'Exhibit A'

Address of Property: SR 252 Martinsville, IN 46151

Total Area Affected 74.216 acres

Current Zoning Classification: AG - Agricultural

Chayenne R. HOB
Signature of Applicant or Agent

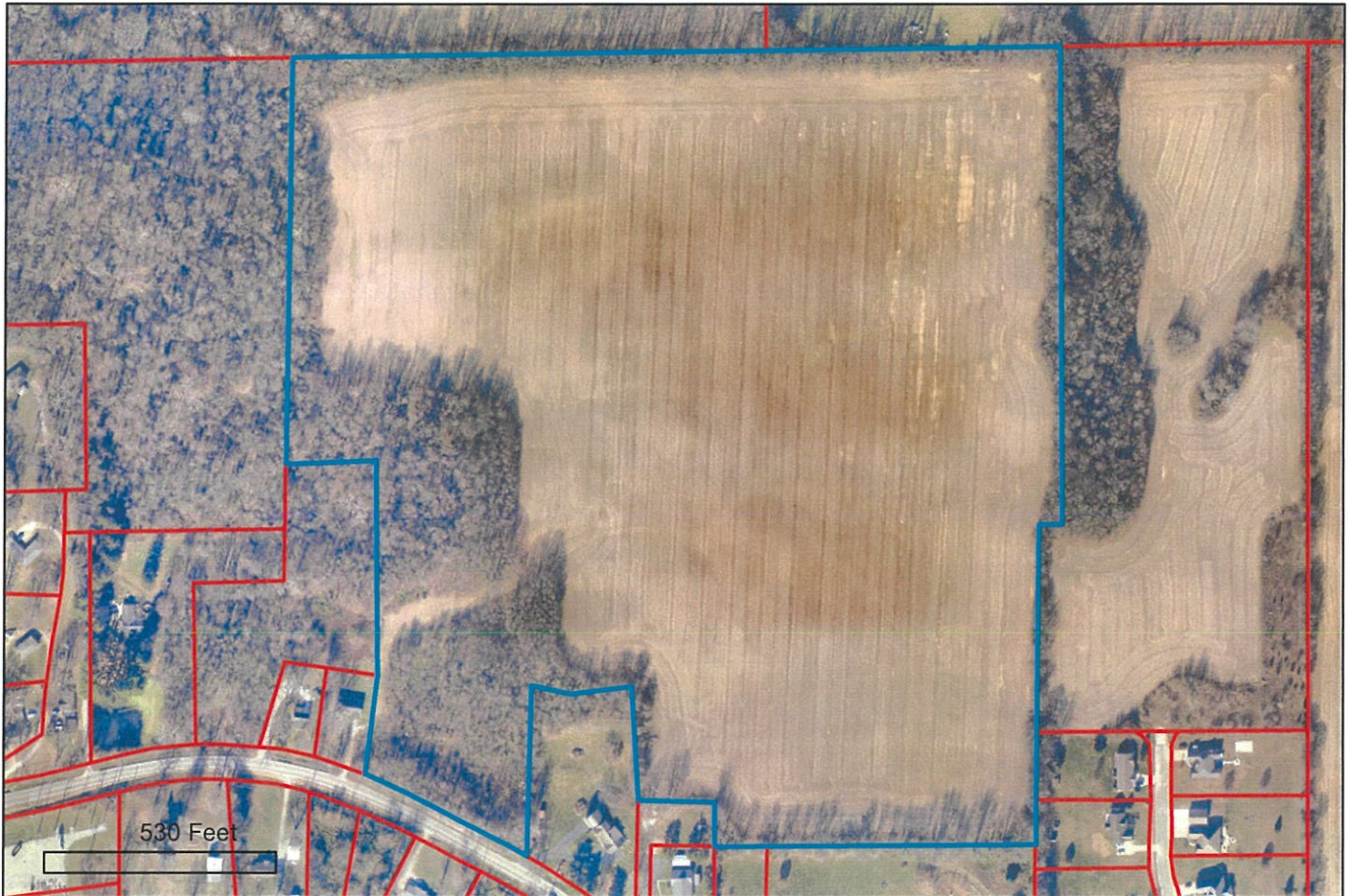
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CITY OF MARTINSVILLE, IN

Morgan County, IN

S R 252, MARTINSVILLE, IN 46151
55-13-02-200-001.000-021



Parcel Information

Parcel Number: 55-13-02-200-001.000-021

Alt Parcel Number:

Property Address: S R 252
MARTINSVILLE, IN 46151

Neighborhood: MARTINSVILLE OUTLIERS AVERAGE

Property Class: Vacant Land

Owner Name: SUN ENERGY FARMS LLC

Owner Address: 5744 BRENDA BLVD
GREENWOOD, IN 46143

Legal Description: S2 T11 R1E PT NE 64.946 AC

Taxing District

Township: WASHINGTON TOWNSHIP

Corporation: M.S.D. MARTINSVILLE

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
5	2.686	
4	54.262	
6	8.6	

Morgan County, IN

S R 252, MARTINSVILLE, IN 46151
55-13-02-100-006.000-021



Parcel Information

Parcel Number: 55-13-02-100-006.000-021
Alt Parcel Number:
Property Address: S R 252
MARTINSVILLE, IN 46151
Neighborhood: MARTINSVILLE OUTLIERS AVERAGE
Property Class: Other Residential Structures
Owner Name: SUN ENERGY FARMS LLC
Owner Address: 5744 BRENDA BLVD
GREENWOOD, IN 46143
Legal Description: S2 T11 R1E PT NW 4.0 AC

Taxing District

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

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
91	4.0	

CONSENT OF PROPERTY OWNERS

The undersigned, Sun Energy Farms, LLC, by owner John N. Fewell, being the owner of the property known as Parcel No. 55-13-02-200-001.000-020 and Parcel No. 55-13-02-100-006.000-020, approximately located on the North side of S.R. 252, East of S.R. 252 Lane (the "Property"), hereby authorizes Forestar (USA) Real Estate Group, Inc. and Tuohy Bailey & Moore LLP, to seek a rezoning of the Property and to file petitions and other documents necessary for the rezoning.

This consent shall remain in effect until revoked by written statement filed with the Martinsville Building and Planning Department.

Sun Energy Farms, LLC

By:

Printed:

Date:

STATE OF INDIANA)
) SS:
COUNTY OF Johnson

Before me, a Notary Public in and for said County and State, personally appeared John Fewell who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this

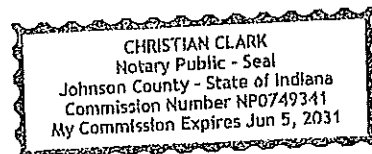
20th day of April, 2020

Notary Public

Printed Name of Notary Public

My Commission expires:

My County of residence:



CONSENT OF PROPERTY OWNERS

The undersigned, Faith Missionary Fellowship Church Inc., by Elder Chairman Mike Hayes, being the owner of the property known as Parcel No. 55-09-35-300-008.000-021 and Parcel No. 55-09-35-300-008.001-021, approximately located at 2109 East Breckenridge Trail, Martinsville, IN, 46151 (the "Property"), hereby authorizes Forestar (USA) Real Estate Group, Inc. and Tuohy Bailey & Moore LLP, to seek a rezoning of a portion of the Property and to file petitions and other documents necessary for the rezoning.

This consent shall remain in effect until revoked by written statement filed with the Martinsville Building and Planning Department.

Faith Missionary Fellowship Church Inc.

By: Mike Hayes

Printed: MIKE HAYES

Date: 6/1/2026

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared MIKE HAYES who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this

1st day of JUNE, 20 26

Ashley Stinson
Notary Public

Ashley Stinson
Printed Name of Notary Public

My Commission expires: 02/03/2030

My County of residence: MONROE



ASHLEY STINSON
Notary Public, State of Indiana
Commission # NP0650760
My Commission Expires
February 03, 2030



Exhibit A

Parcel 1:

Parts of the Northeast and Northwest Quarters of Section 2, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, described as follows:

Beginning at the North Half Mile corner of said Section 2 (as referenced by Type "A" monuments bearing North 43 degrees 29 minutes 08 seconds East, 19.70 feet and South 21 degrees 47 minutes 18 seconds East, 8.98 feet); thence along the North line of the Northeast Quarter of said Section 2 on an assumed bearing of North 89 degrees 53 minutes 06 seconds East, 778.37 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 01 degree 03 minutes 11 seconds West, 1061.87 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 89 degrees 53 minutes 39 seconds West, 46.86 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 00 degrees 40 minutes 18 seconds West, 719.40 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 89 degrees 53 minutes 25 seconds West, 736.11 feet to an iron pin (with cap inscribed "DS&E 9500011") on the West line of the Northeast Quarter of said Section 2, said iron pin being South 01 degree 02 minutes 49 seconds West, 1781.34 feet from the North Half Mile Corner of said Section 2; thence along said West line, North 01 degree 02 minutes 49 seconds East, 86.69 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 88 degrees 36 minutes 45 seconds West, 176.66 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 04 degrees 31 minutes 58 seconds West, 39.56 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 03 degrees 21 minutes 58 seconds West, 221.78 feet to an iron pin (found); thence South 83 degrees 08 minutes 03 seconds West, 141.40 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 77 degrees 35 minutes 04 seconds West, 90.63 feet to an iron pin (found); thence South 01 degree 24 minutes 37 seconds West, 378.62 feet to an iron pin (with cap inscribed "DS&E 9500011") on the North right-of-way line of State Road 252, Indiana Project No. 582; thence along the North line thereof for the following three (3) courses and distances: 1) Northwesterly, 71.92 feet along a curve to the left having a radius of 1472.39 feet to an iron pin (with cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 60 degrees 51 minutes 38 seconds West, 71.91 feet; 2) North 62 degrees 17 minutes 44 seconds West, 312.25 feet to an iron pin (with cap inscribed "DS&E 9500011"); 3) Northwesterly, 42.57 feet along a curve to the left having a radius of 858.51 feet to an iron pin (with cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 64 degrees 53 minutes 53 seconds West, 42.56 feet; thence North 10 degrees 21 minutes 49 seconds East, 201.24 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 00 degrees 33 minutes 33 seconds West, 494.31 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 87 degrees 54 minutes 27 seconds West, 208.74 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 00 degrees 48 minutes 27 seconds East, 922.56 feet to an iron pin (with cap inscribed "DS&E 9500011") on the North line of the Northwest Quarter of said Section 2; thence along said North line, South 89 degrees 59 minutes 33 seconds East, 1003.96 feet to the Point of Beginning. Containing 64.946 acres, more or less.

Parcel 2:

Part of Northwest Quarter of Section 2, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, described as follows:

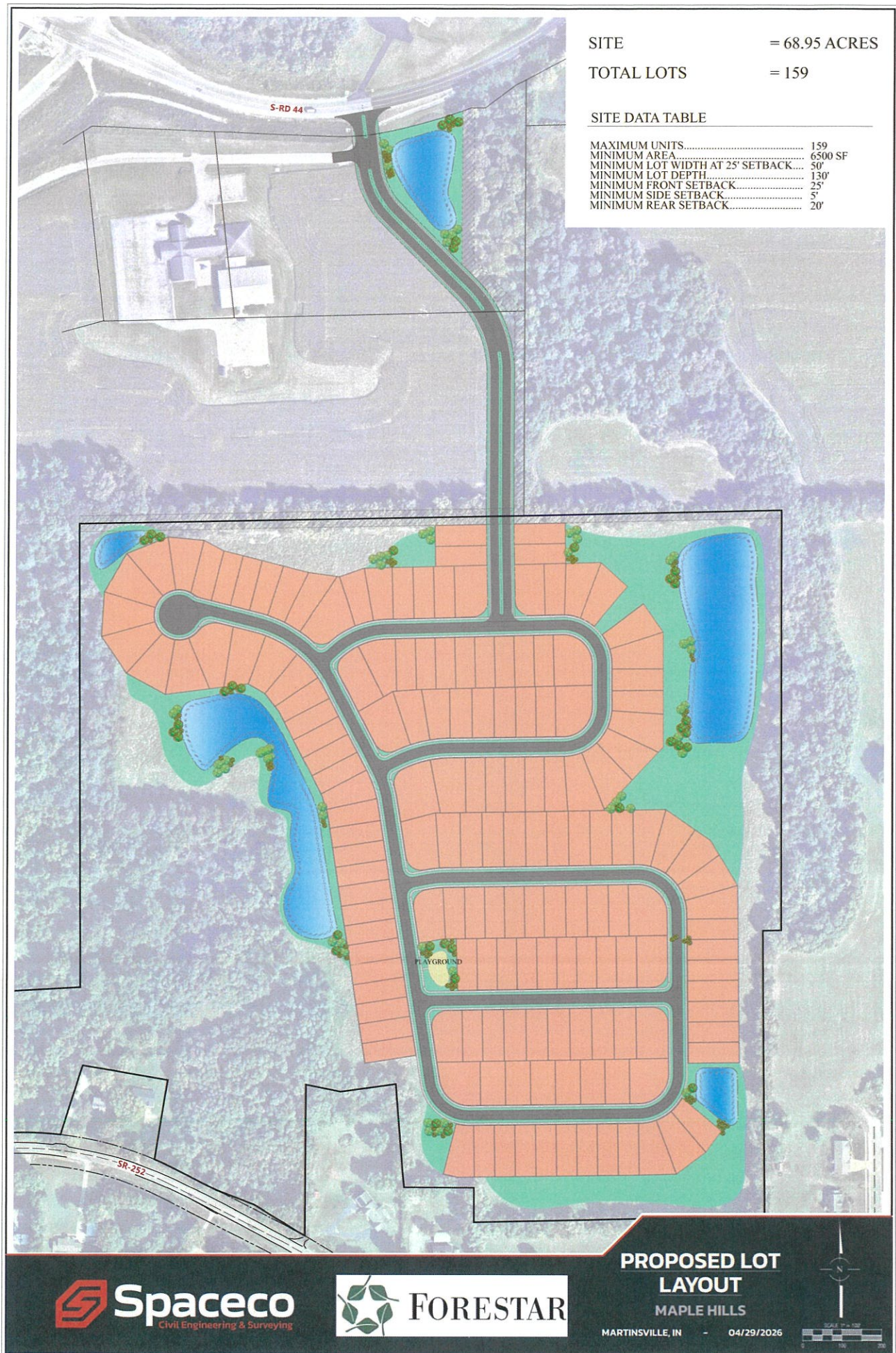
Commencing at the North Half Mile corner of said Section 2 (as referenced by Type "A" monuments bearing North 43 degrees 29 minutes 08 seconds East, 19.70 feet and South 21 degrees 47 minutes 18 seconds East, 8.98 feet); thence along the north line of the Northwest Quarter of said Section 2 on an assumed bearing of North 89 degrees 59 minutes 33 seconds West, 1003.96 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence South 00 degrees 48 minutes 27 seconds West, 922.56 feet to an iron pin (w/cap inscribed "DS&E 9500011 ") and the point of beginning of this description; thence North 87 degrees 54 minutes 27 seconds East, 208.74 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence South 00 degrees 33 minutes 33 seconds East, 494.31 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 79 degrees 13 minutes 18 seconds West, 218.16 feet to an iron pin (w/cap inscribed "DS&E 9500011") found; thence South 18 degrees 35 minutes 45 seconds West, 182.88 feet to an iron pin (w/cap inscribed "DS&E 9500011") on the north right-of-way line of State Road 252, Indiana Project No. 582; thence Westerly along said right-of-way line, 159.22 feet along a curve to the left having a radius of 858.51 feet to an iron pin (w/cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 88 degrees 03 minutes 35 seconds West, 158.99 feet; thence North 00 degrees 33 minutes 33 seconds West, 397.54 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 87 degrees 54 minutes 27 seconds East, 218.24 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 00 degrees 48 minutes 27 seconds East, 248.39 feet to the Point of Beginning Containing 4.000 acres, more or less.

Parcel 3:

Part of Lot 2 in Faith Missionary Church Minor Plat, as per plat thereof recorded as Instrument #200904614, in the Office of the Recorder of Morgan County, Indiana, and a part of the Southwest Quarter of Section 35, Township 12 North, Range 1 East, in Morgan County, Indiana, being described as follows:

BEGINNING at a stone found at the southeast corner of said Southwest Quarter, also being the southeast corner of said Lot 2; thence South 88 degrees 53 minutes 31 seconds West (basis of bearings per said record plat of Faith Missionary Church) along the south line of said Quarter Section a distance of 110.01 feet; thence North 00 degrees 20 minutes 51 seconds West parallel with the east line of said Quarter Section a distance of 359.33 feet to a point on a tangent curve to the left having a radius of 265.00 feet, being subtended by a chord which bears North 22 degrees 17 minutes 31 seconds West a distance of 198.07 feet; thence northwesterly along said curve an arc distance of 202.99 feet; thence North 44 degrees 14 minutes 11 seconds West a distance of 249.14 feet to a point on a tangent curve to the right having a radius of 235.00 feet, being subtended by a chord which bears North 25 degrees 39 minutes 57 seconds West a distance of 149.68 feet; thence northwesterly along said curve an arc distance of 152.34 feet; thence North 07 degrees 05 minutes 42 seconds West a distance of 90.96 feet to the south right-of-way line of State Road 44 as per the Right-of-Way plans for I-69, Project No. 300382 R/W, the following 5 courses being along said right-of-way line; (1) thence North 87 degrees 46 minutes 20 seconds East a distance of 12.57 feet to a point on a non-tangent curve to the left

having a radius of 845.00 feet, being subtended by a chord which bears North 80 degrees 17 minutes 17 seconds East for a distance of 22.37 feet; (2) thence northeasterly along said curve an arc distance of 22.38 feet to a point on a compound curve having a radius of 1368.24 feet, being subtended by a chord which bears North 73 degrees 47 minutes 20 seconds East a distance of 273.72 feet; (3) thence northeasterly along said curve an arc distance of 274.18 feet; (4) thence North 62 degrees 15 minutes 24 seconds East a distance of 64.55 feet to a point on a non-tangent curve to the left having a radius of 1363.24 feet, being subtended by a chord which bears North 63 degrees 33 minutes 55 seconds East a distance of 84.84 feet; (5) thence northeasterly along said curve an arc distance of 84.85 feet to a 5/8" rebar with yellow cap stamped "ROSS HOLLOWAY IND S0530" found on the east line of said Quarter Section; thence South 00 degrees 20 minutes 51 seconds East along said east line a distance of 1092.66 feet to the POINT OF BEGINNING, containing 5.27 acres, more or less.



ORDINANCE NO. 2026-_____
OF THE CITY OF MARTINSVILLE, INDIANA

AN ORDINANCE ESTABLISHING THE MAPLE HILLS
PLANNED UNIT DEVELOPMENT DISTRICT

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, Chapter 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 AG-Agricultural;

WHEREAS, the City of Martinsville Advisory Plan Commission ("Plan Commission") held a public hearing on July 28, 2026 and certified on _____, 2026 to the Common Council of the City of Martinsville a favorable recommendation for rezoning the Real Estate to Planned Unit Development (PUD-R) to be known as the Maple Hills Planned Unit Development District ("Maple Hills District") for the purposes of developing the Maple Hills residential subdivision and establishing by this planned unit development district ordinance (the "Maple Hills Ordinance"); and

WHEREAS, the Common Council of the City of Martinsville, Indiana ("Council" or the "City Council") has been requested to amend the Zoning Map;

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 Maple Hills Ordinance as an amendment of the Zoning Map; (ii) all prior ordinances or parts thereof inconsistent with any provision of this Maple Hills 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 shall be null and void and replaced and superseded by this Maple Hills Ordinance; and (iv) the Maple Hills 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 by this Maple Hills Ordinance and its exhibits. All provisions and representations of the ZSO that conflict with the terms and exhibits of this Maple Hills

Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms and exhibits of this Maple Hills Ordinance.

Section 1.2. The Maple Hills 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 is hereby changed to designate the Real Estate as Planned Unit Development (PUD-R) to be known as the Maple Hills Planned Unit Development District.

Section 1.4. The ZSO is hereby amended for the Real Estate in accordance with the provisions of this Maple Hills Ordinance and its exhibits. In all other respects, the ZSO shall remain in effect and unchanged. The underlying zoning district 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 Maple Hills Ordinance, the standards of the ZSO applicable to the R1(d) District shall apply to the Residential Area of the Maple Hills District.

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

Section 3. Permitted Uses.

Section 3.1. All uses permitted in the R1(d) District are permitted in the Residential Area.

Section 4. Concept Plan. The concept plan attached hereto as Exhibit B (the "Concept Plan") is hereby incorporated into this Maple Hills Ordinance. The Concept Plan is a pictorial representation of the anticipated development. The actual development of the Real Estate may vary from the Concept Plan, but in all events the actual development of the Real Estate shall be consistent with the written standards set forth in this Maple Hills Ordinance.

Section 5. Residential Development. Without the approval of the Plan Commission, Development shall not exceed 160 units.

Section 6. Development Standards. The following Development Standards shall apply to development within the Maple Hills area and any standards set in Table 2a of the ZSO which are inconsistent with following standards in this Section 6 are hereby abrogated:

Section 6.1. The Minimum Lot Area shall be six thousand five hundred (6,500) square feet.

Section 6.2. The Maximum Lot Depth to Width ratio shall be 4.5.

Section 6.3. The Maximum Lot Coverage "Primary Building" shall be fifty-five percent (55%) or Three Thousand Five Hundred and Seventy-Five (3,575) square feet.

Section 6.4. The Maximum Lot Coverage "All Buildings" shall be fifty-five percent (55%) or Three Thousand Five Hundred and Seventy-Five (3,575) square feet.

Section 6.5. The Minimum Lot Width at Front Lot Line shall be Thirty (30) feet.

Section 6.6. The Minimum Lot Width at Front Setback Line shall be Fifty (50) feet.

Section 6.7. The Front Setback-Primary Building shall be Twenty-Five (25) feet.

Section 6.8. The Rear Setback-Primary Building shall be Twenty (20) feet.

Section 6.9. The Side Setback-Primary Building shall be Five (5) feet.

Section 6.10. The Minimum Living Area Ground Floor area is Nine Hundred Sixty (960) square feet for a one-story Building and Five Hundred Forty (540) square feet for a two or three-story Building. Twenty percent (20%) of the buildings, both two and three story, may have a Ground Floor Living Area that is less than Five Hundred Forty (540) square, but no home shall have a total Living Area less than One Thousand One Hundred Fifty (1,150) square feet.

Section 6.11. The Maximum Building Height shall be Thirty-Five (35) feet.

Section 6.12. A minimum of fifty percent (50%) of homes with a minimum product width at the front setback line of thirty (30) feet shall have a minimum of a brick or stone wainscot that is the lesser of thirty inches (30") high or to the lowest first floor windowsill height on all four sides of the home. The remaining homes shall contain a minimum of a brick or stone wainscot that is the lesser of thirty inches (30") high or to the lowest first floor windowsill height on the front elevation.

Section 6.13. A minimum of fifty percent (50%) of homes with a product width at the front setback line of thirty-two (32) feet or greater shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above a roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a brick or stone wainscot that is the lesser of thirty inches (30") high or to the lowest first floor windowsill height on the front elevation.

Section 6.14 Vinyl siding shall have a minimum thickness of 0.042".

Section 7 Landscaping Standards

Section 7.1. A minimum of four (4) deciduous trees per 100 feet shall be installed in the center median of the connector road between the development and State Road 44. The center median shall be maintained by the Maple Hills HOA.

Section 8. Temporary Sales Offices and Model Homes.

Section 8.1. A temporary sales office shall be permitted for each product line offered in the Residential Area. Temporary sales offices shall be removed 45 days after the final home in the development has been sold to an ultimate purchaser. Any land disturbed by the temporary sales office shall be finish graded and seeded by the party who installed the temporary sales office.

Section 8.2. A temporary parking lot may be provided adjacent to a temporary sales office and shall be removed within forty-five (45) days following removal of the temporary sales office.

Section 8.3. A maximum of eight (8) model homes shall be permitted for each product line offered in the development.

Section 9. Signage.

Section 9.1. Permanent entryway ground signs may be placed on the east side of the street at the entrance to the subdivision, outside of any right-of-way. A permanent entryway sign may be located within an island of any boulevard street, at the entrance of the subdivision or adjacent to the entrance within common area. Such signs may be no taller than eight (8) feet, exclusive of landscaping elements (columns, arbors, pergolas, etc.) which may be taller, with a maximum sign face area of 100 square feet.

Section 9.2. Incidental signs shall be permitted within the development. Incidental signs may be used to identify common areas and/or amenities.

Section 9.3. Temporary marketing ground signs may be placed at each entrance to the development along SR 44, outside of any right-of-way; provided, however, that any such temporary marketing ground signs shall be removed following the sale of the last home to an ultimate homeowner or within ten (10) years of the recordation of the last final development plan for the Real Estate, whichever is earlier. Such signs shall be no taller than ten (10) feet, with a maximum sign face of sixty (60) square feet and will be maintained in good repair.

Section 10. Sanitary Sewer. Maple Hills shall be served by sanitary sewer.

Section 11. Public Utilities. Maple Hills shall be served by public water. Electric, internet and phone utilities are also available to the site.

Section 12. 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 13. 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 20. Approval. This Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Martinsville.

DULY PASSED AND ADOPTED this ____ day of _____, 2026, by the Common Council of the City of Martinsville, Morgan County, Indiana, having passed by a vote of _____ in favor and _____ opposed.

COUNCIL MEMBER	YAY	NAY	ABSTAIN
Phil Deckard, II President Pro Tempore, District 5			
Jonathan Collier, Member, District 1			
Ben Mahan Member, District 2			
Josh Ferran Member, District 3			
Suzie Lipps Member, District 4			
Ann Miller Member-at-Large			
John Badger XIV, Member-at-Large			

I hereby certify that the foregoing Ordinance was delivered to City of Martinsville Mayor Kenneth Costin on the ____ day of _____ 2026, at ____:____ pm.

ATTEST: _____
Ben Merida
Clerk-Treasurer
City of Martinsville, Indiana

MAYOR'S APPROVAL

Kenneth W. Costin, Mayor Date

MAYOR'S VETO

Kenneth W. Costin, Mayor Date

I affirm, under the penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document.

Exhibit A

Parcel 1:

Parts of the Northeast and Northwest Quarters of Section 2, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, described as follows:

Beginning at the North Half Mile corner of said Section 2 (as referenced by Type "A" monuments bearing North 43 degrees 29 minutes 08 seconds East, 19.70 feet and South 21 degrees 47 minutes 18 seconds East, 8.98 feet); thence along the North line of the Northeast Quarter of said Section 2 on an assumed bearing of North 89 degrees 53 minutes 06 seconds East, 778.37 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 01 degree 03 minutes 11 seconds West, 1061.87 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 89 degrees 53 minutes 39 seconds West, 46.86 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 00 degrees 40 minutes 18 seconds West, 719.40 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 89 degrees 53 minutes 25 seconds West, 736.11 feet to an iron pin (with cap inscribed "DS&E 9500011") on the West line of the Northeast Quarter of said Section 2, said iron pin being South 01 degree 02 minutes 49 seconds West, 1781.34 feet from the North Half Mile Corner of said Section 2; thence along said West line, North 01 degree 02 minutes 49 seconds East, 86.69 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 88 degrees 36 minutes 45 seconds West, 176.66 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 04 degrees 31 minutes 58 seconds West, 39.56 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 03 degrees 21 minutes 58 seconds West, 221.78 feet to an iron pin (found); thence South 83 degrees 08 minutes 03 seconds West, 141.40 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 77 degrees 35 minutes 04 seconds West, 90.63 feet to an iron pin (found); thence South 01 degree 24 minutes 37 seconds West, 378.62 feet to an iron pin (with cap inscribed "DS&E 9500011") on the North right-of-way line of State Road 252, Indiana Project No. 582; thence along the North line thereof for the following three (3) courses and distances: 1) Northwesterly, 71.92 feet along a curve to the left having a radius of 1472.39 feet to an iron pin (with cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 60 degrees 51 minutes 38 seconds West, 71.91 feet; 2) North 62 degrees 17 minutes 44 seconds West, 312.25 feet to an iron pin (with cap inscribed "DS&E 9500011"); 3) Northwesterly, 42.57 feet along a curve to the left having a radius of 858.51 feet to an iron pin (with cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 64 degrees 53 minutes 53 seconds West, 42.56 feet; thence North 10 degrees 21 minutes 49 seconds East, 201.24 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 00 degrees 33 minutes 33 seconds West, 494.31 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 87 degrees 54 minutes 27 seconds West, 208.74 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 00 degrees 48 minutes 27 seconds East, 922.56 feet to an iron pin (with cap inscribed "DS&E 9500011") on the North line of the Northwest Quarter of said Section 2; thence along said North line, South 89 degrees 59 minutes 33 seconds East, 1003.96 feet to the Point of Beginning. Containing 64.946 acres, more or less.

Parcel 2:

Part of Northwest Quarter of Section 2, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, described as follows:

Commencing at the North Half Mile corner of said Section 2 (as referenced by Type "A" monuments bearing North 43 degrees 29 minutes 08 seconds East, 19.70 feet and South 21 degrees 47 minutes 18 seconds East, 8.98 feet); thence along the north line of the Northwest Quarter of said Section 2 on an assumed bearing of North 89 degrees 59 minutes 33 seconds West, 1003.96 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence South 00 degrees 48 minutes 27 seconds West, 922.56 feet to an iron pin (w/cap inscribed "DS&E 9500011 ") and the point of beginning of this description; thence North 87 degrees 54 minutes 27 seconds East, 208.74 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence South 00 degrees 33 minutes 33 seconds East, 494.31 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 79 degrees 13 minutes 18 seconds West, 218.16 feet to an iron pin (w/cap inscribed "DS&E 9500011") found; thence South 18 degrees 35 minutes 45 seconds West, 182.88 feet to an iron pin (w/cap inscribed "DS&E 9500011") on the north right-of-way line of State Road 252, Indiana Project No. 582; thence Westerly along said right-of-way line, 159.22 feet along a curve to the left having a radius of 858.51 feet to an iron pin (w/cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 88 degrees 03 minutes 35 seconds West, 158.99 feet; thence North 00 degrees 33 minutes 33 seconds West, 397.54 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 87 degrees 54 minutes 27 seconds East, 218.24 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 00 degrees 48 minutes 27 seconds East, 248.39 feet to the Point of Beginning Containing 4.000 acres, more or less.

Parcel 3:

Part of Lot 2 in Faith Missionary Church Minor Plat, as per plat thereof recorded as Instrument #200904614, in the Office of the Recorder of Morgan County, Indiana, and a part of the Southwest Quarter of Section 35, Township 12 North, Range 1 East, in Morgan County, Indiana, being described as follows:

BEGINNING at a stone found at the southeast corner of said Southwest Quarter, also being the southeast corner of said Lot 2; thence South 88 degrees 53 minutes 31 seconds West (basis of bearings per said record plat of Faith Missionary Church) along the south line of said Quarter Section a distance of 110.01 feet; thence North 00 degrees 20 minutes 51 seconds West parallel with the east line of said Quarter Section a distance of 359.33 feet to a point on a tangent curve to the left having a radius of 265.00 feet, being subtended by a chord which bears North 22 degrees 17 minutes 31 seconds West a distance of 198.07 feet; thence northwesterly along said curve an arc distance of 202.99 feet; thence North 44 degrees 14 minutes 11 seconds West a distance of 249.14 feet to a point on a tangent curve to the right having a radius of 235.00 feet, being subtended by a chord which bears North 25 degrees 39 minutes 57 seconds West a distance of 149.68 feet; thence northwesterly along said curve an arc distance of 152.34 feet; thence North 07 degrees 05 minutes 42 seconds West a distance of 90.96 feet to the south right-of-way line of State Road 44 as per the Right-of-Way plans for I-69, Project No. 300382 R/W, the following 5 courses being along said right-of-way line; (1) thence North 87 degrees 46 minutes 20 seconds East a distance of 12.57 feet to a point on a non-tangent curve to the left

having a radius of 845.00 feet, being subtended by a chord which bears North 80 degrees 17 minutes 17 seconds East for a distance of 22.37 feet; (2) thence northeasterly along said curve an arc distance of 22.38 feet to a point on a compound curve having a radius of 1368.24 feet, being subtended by a chord which bears North 73 degrees 47 minutes 20 seconds East a distance of 273.72 feet; (3) thence northeasterly along said curve an arc distance of 274.18 feet; (4) thence North 62 degrees 15 minutes 24 seconds East a distance of 64.55 feet to a point on a non-tangent curve to the left having a radius of 1363.24 feet, being subtended by a chord which bears North 63 degrees 33 minutes 55 seconds East a distance of 84.84 feet; (5) thence northeasterly along said curve an arc distance of 84.85 feet to a 5/8" rebar with yellow cap stamped "ROSS HOLLOWAY IND S0530" found on the east line of said Quarter Section; thence South 00 degrees 20 minutes 51 seconds East along said east line a distance of 1092.66 feet to the POINT OF BEGINNING, containing 5.27 acres, more or less.

CITY OF MARTINSVILLE
HISTORIC DOWNTOWN DISTRICT

EXTERIOR PROPERTY MAINTENANCE PERMIT APPLICATION

Application Date: 7/8/2026

Printed Name of Landowner: Ron Stanhouse Phone No: 812-345-1091

Address of Landowner: 2837 Blue Slopes Dr. Bloomington, IN 47408

Printed Name of Applicant: Joselyn Covey Phone No: 812-827-6795

Address of Applicant: 2145 Glenn St. Martinsville, IN 46151

Address of Affected Property: 134 N Sycamore St. 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 _____ 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 attachments

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

Signature of Landowner: Ron Stanhouse

Signature of Applicant: Joselyn A. Covey

Printed Landowner Name: Ron Stanhouse

Printed Applicant Name: Joselyn A. Covey

FOR CITY USE ONLY:

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: _____ **JUL 08 2026**

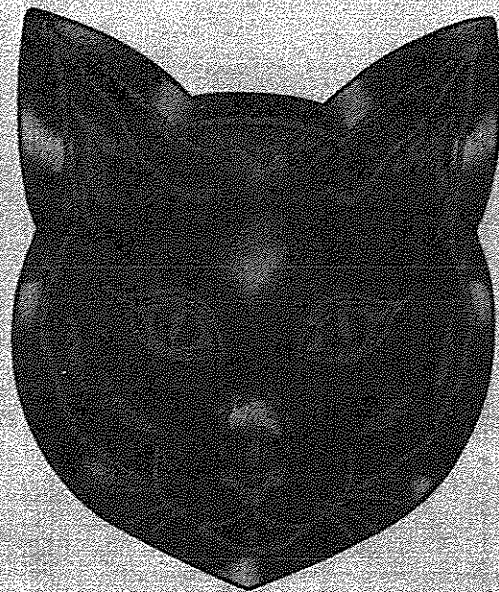
CITY OF MARTINSVILLE, IN





total
Door & Window
measurements

All following
images will have
transparent background



Cat Eye Collective

BOUTIQUE TATTOO & BEAUTY COLLECTIVE



APPOINTMENTS RECOMMENDED

CONNECT WITH OUR INDIVIDUAL
PROVIDERS FOR AVAILABILITY

CatEyeCollective.com

34"

23"

26"

Josie Ivy
TATTOO & PMU

Connect.
MESSAGE TO BOOK



12"

24" total

Provider Name
BUSINESS NAME

Connect.
MESSAGE TO BOOK



12"

