

Martinsville Planning Commission
Meeting Agenda
Tuesday, August 25, 2026
7:00 PM - City Hall, Council Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Consideration of the Minutes

- A. Planning Commission Meeting Minutes from July 28, 2026

New Business

- A. **Docket No. PC#26021**, Plan Unit Development (Maple Hills); Address: SR 252.; Legal Description: S2 T11 R 1E PT NE 64.946 Ac., S2 T11 R1E PT NW 4.0 Ac.; Owner: Sun Energy Farms LLC-Forestar (USA) Real Estate Group

Next Regular Meeting

- A. The next regular meeting will be on Tuesday, September 29, 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

JULY 28, 2026

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, July 28, 2026, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

Joe Disney, Chairman
Richard Durnal
Kayleb Foerster
Rick Heacock
Ann Miller
Jason Scott
Marilyn Siderewicz, Secretary

Absent:
Richard Bastin
Steve Bodi
Jim Burkhart
Troy Swan

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

PRESENTATION OF MINUTES: Dated June 23, 2026

MOTION: A motion was made by Rick Durnal and seconded by Kayleb Foerster to approve the minutes of the June 23, 2026, Meeting of the Plan Commission. This motion passed unanimously with Ann Miller and Marilyn Siderewicz abstaining due to absence at the June 23, 2026, meeting.

OLD BUSINESS: None

NEW BUSINESS:

1. **DOCKET NO. PC#26018,** Remodel in Historic Downtown; Address: 60 E. Morgan St; Legal Description: Lot 1 Blk 19 Orig Plat Pt 33' x132' W Side; Owner: BOCKFBJ LLC

Kris Fuller made the presentation to the Commission. He stated the plan is to remove panels from the 1st and 2nd floors on the front of the building. Mr. Fuller showed a sample of the proposed paint color to the Commission.

REMONSRATORS: None

MOTION: Ann Miller made a motion to approve the remodel request at 60 E. Morgan St. in Historic Downtown. The motion was seconded by Rick Heacock and passed unanimously.

July 28, 2026

2. **DOCKET NO. PC#26020**, Signage in Historic Downtown District;; Address: 134 N Sycamore St.; Legal Description: Lot 1-2 Blk 10 Orig Plat 44 Ft E End; Owners: Red Brick Trading LLC.

Joselyn Covey made the presentation to the Plan Commission. Ms. Covey wanted approval for signage in a Historic Downtown District, 134 N. Sycamore St. The wall is 55 ft. in length and the sign will be well below 10% of the total. This will be transparent signage with the window exposed. Ms. Covey had distributed a detailed description of the proposed work and attached drawings, exhibits, photos, and specifications of other material that would be used.

REMONSTRATORS: None.

MOTION: Ann Miller made a motion to allow the request for signage in the Historic Downtown District. Address is 134 N. Sycamore St. Rick Durnal seconded the motion which passed with six (6) votes in favor and one (1) abstaining vote cast by Jason Scott.

3. **DOCKET NO. PC#19**, Rezone AG to PUD-R; Address: SR 252; Legal Description: S2 T11 R 1E PT NE 64.946 Ac., S2 T11 R1E PT NW 4.0 Ac.; Owner: Sun Energy Farms LLC

Cheyenne Hoffa made the presentation to the Plan Commission. She stated the request was for a change in zoning from AG (Agricultural) to PUD - R (Planned Unit Development - Residential) for the purpose of accommodating a residential planned unit development known as Maple Hills. The Maple Hills PUD plans to have 159 single family lots with a minimum lot size of 6,500 sq. feet. The area is wooded on all four sides. The address of the property is State Road 252. A packet of information was distributed to the board members.

Ann Miller asked if there would be a boulevard entrance into the area. She was told that a boulevard would go through the middle with no access onto SR 252.

REMONSTRATORS:

1. Terry Allen. Her property butts up to the cul de sac in the woods and she would like to have a 6-8 ft. chain fence with barb-wire put on the property's west side. Cheyanne Hoffa replied that a fence would be difficult to install. No trespassing signs would be posted.
2. Tom Flatt. Mr. Flatt's property is adjacent to this property on Road 44. He was concerned about the retention pond located on Road 44. Ms. Hoffa assured Mr. Flatt that the water will not be any higher than it is right now. Mr. Flatt also asked if there would be an HOA. Attorney Coffey replied this would be up to the developer.
3. Scott Granger. Mr. Granger lives on Hawthorne Drive. He would like to see more high end homes in the area.
4. Gary Oakes stated that he felt the lots were too expensive.

Rick Durnal distributed a sheet showing the Anti-monotony Standard – Option 2. (See attached Anti-Monotony Standard – Option 2.)

July 28, 2026

MOTION: Ann Miller made a motion to recommend to the City Council approval of the request to rezone AG to PUD-R, utilizing the Anti-monotony Standard – Option 2; Address: SR 252; Owner: Sun Energy Farms LLC. The motion was seconded by Rick Heacock and passed unanimously.

OTHER BUSINESS: Rick Durnal said an Executive Meeting should be held in order to discuss the Comprehensive Plan.

This will be scheduled at a later date.

The next regular session meeting of the Plan Commission will be Tuesday, August 25, 2026, at 7:00 P.M.

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

Joe Disney, Chairman

Marilyn Siderewicz, Secretary

Steve Bodi (ABSENT)

James Burkhart (ABSENT)

Kayleb Foerster

Richard Heacock

Richard Bastin (ABSENT)

Rick Durnal

Ann Miller

Troy Swan (Absent)

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

Date of Filing: 08/04/2026

Docket No. _____

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:

Applicant seeks to obtain primary plat approval for the Maple Hills single family residential subdivision

The subdivision is located on the south side of State Road 44, east of I-69. The proposed subdivision will

consist of 159 lots with a minimum lot size of 6,500 square feet.

Legal Description: See attached

Address of Property: SR 44

Total Area Affected 74.2 Current Zoning Classification: Proposed PUD-R

Signature of applicant or agent: Chayenne D. Hays

RECEIVED

AUG 04 2026

CITY OF MARTINSVILLE, IN

Applicant needs to attend the meeting

RECEIVED

AUG 02 2026

CITY OF MARTINSVILLE, IN

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 as representatives with respect to land use petitions and hearings associated with such petitions for a portion of the Property.

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: 7/15/2026

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

15th day of July, 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

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 acknowledges and consents to and appoints Forestar (USA) Real Estate Group, Inc. and Tuohy Bailey & Moore LLP as representatives with respect to land use petitions and hearings associated with such petitions for the Property.

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

COUNTY OF Johnson SS:

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

29 day of July, 20 20

Natalie Anguinesso
Notary Public

Natalie Angelicchio
Printed Name of Notary Public

My Commission expires:

My County of residence:



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:

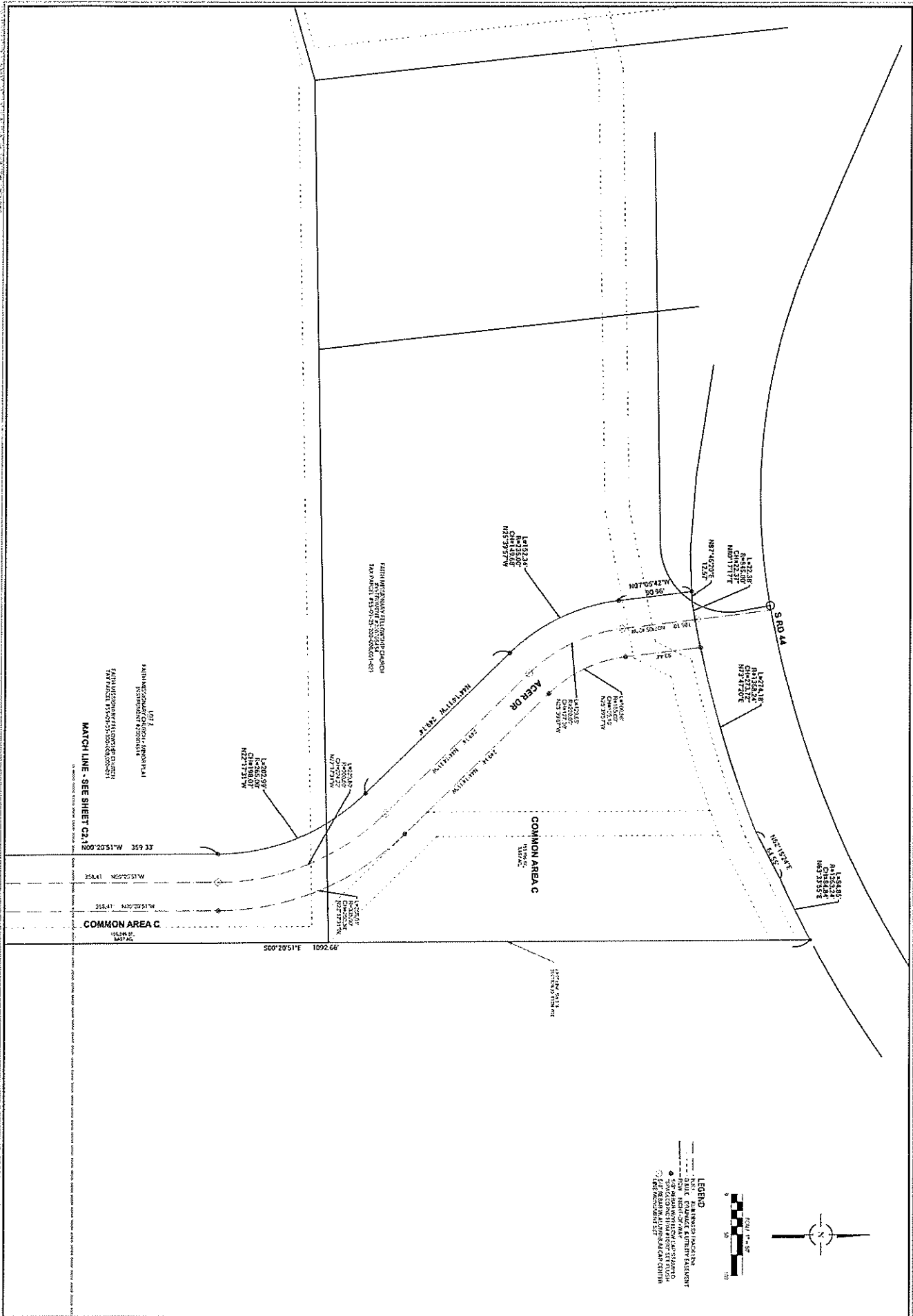
Commencing at the North Half Mile corner of said Section 2 (as referenced by Type "A" monuments bearing North 43 degrees 29 minutes 08 seconds East, 19.70 feet and South 21 degrees 47 minutes 18 seconds East, 8.98 feet); thence along the north line of the Northwest Quarter of said Section 2 on an assumed 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.





Spaceco

Civil Engineering & Surveying

PRELIMINARY PLAT PLAN-1

MAPLE HILLS

MARTINSVILLE, INDIANA

DATE

BY

CHECKED

DATE

PRELIMINARY PLAT PLAN-1

MAPLE HILLS
MARTINSVILLE, INDIANA



NO.

DATE

REMARKS

Page 11 of 13

