

Martinsville Planning Commission
Meeting Agenda
Tuesday, January 27, 2026
7:00 PM - City Hall, Council Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Appointment of Officers for Calendar Year 2026

- A. Chair
- B. Vice Chair
- C. Secretary

Consideration of the Minutes

- A. Consideration of the November 25, 2025, Planning Commission Meeting Minutes

New Business

- A. DOCKET NO. PC 25017 - FINAL DETAIL PLANS PUD - ARTESIAN PLACE TOWNHOUSES - T&H INVESTMENT
- B. DOCKET NO. PC 25029 - APPROVAL FOR SIGNAGE IN THE HISTORIC DOWNTOWN- 10 N MAIN ST - JAZMIN QUEZADA
- C. DOCKET NO. PC 2600 1 - APPROVAL FOR SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT - 171 N MAIN ST - V3 and WESTLUND CONCEPTS
- D. DOCKET NO. PC 26002 - APPROVAL FOR SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT - 50 N MAIN ST - LISA RAINS

Discuss DCHD Application

- A. DCHD Application Information Sheet

Next Regular Meeting

- A. The next regular meeting will be on Tuesday, February 24, 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

November 25, 2025

Chairman Joe Disney called the meeting of the Martinsville Plan Commission to order at 7:00 P.M., on Tuesday, November 25, 2025, in the Council Chambers of City Hall, Martinsville, IN.

ROLL CALL: Those members present were:

Richard D. Bastin, Jr.
Jim Burkhart
Joe Disney, Chairman
Richard Durnal
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 October 28, 2025

AMENDMENT: Page 3, Paragraph 4, line 1, Amended to read “failed to recommend the request of PC#25026 to the City Council.”

MOTION: After making the Amendment, a motion was made by Rick Durnal and seconded by Jim Burkhart to approve the minutes of the October 28, 2025, Meeting of the Plan Commission. This motion passed unanimously.

NEW BUSINESS:

1. **Docket No. PC#25029:** Sign Approval in Historic Downtown District, Address: 10 N Main Street, Legal Description: Lot 1 Blk 25 Orig Plat Pt; Owner: 10 N Main Street, Martinsville LLC

Jasmine Quezada made the presentation to the Commission.

MOTION: A motion was made by Jim Burkhart to table this request until the sign company takes a picture and consults with Mr. Robert Strader. This motion was seconded by Rick Durnal and passed unanimously.

2. **Docket No, PC#25030:** Exterior Maintenance in Historic Downtown District: Address: 109 E. Washington St.; Legal Description: Lot 5 Blk 12 Orig Plat; Owner: Kent Richardson

Mr. Nathan Richardson made the request to the Plan Commission. He stated this would be general maintenance. The windows need to be fixed. No color change. Mr. Richardson will replace the original window after replacing the rotten wood.

MOTION: Richard Bastin made a motion to approve the request for exterior maintenance at 109 E. Washington St.. Jason Scott seconded the motion which passed unanimously.

- 3. Docket No. PC#25031:** Sign Approval in Historic Downtown District, Address: 72 E. Morgan St, Legal Description: Lot 1 Blk 19 Orig Plat E ½; Owner: Artesian Group LLC

The business is open. The sign is on a bracket. They have been asked to take it down. There will be no issue if the sign is removed. A sign should be 35 x 35, under 18 sq. ft.

MOTION: Jim Burkhart made a motion to approve Docket No. PC#25031. The motion was seconded by Rick Durnal and passed unanimously.

- 4. Docket No PC#25032:** Amended Exterior Maintenance in Historic Downtown District; Address: 190 E. Morgan St; Legal Description: Lots 1-2 Blk 10 Orig Plat 44 Ft E End; Owner: Red Brick Trading LLC

Ron Stanhouse represented this request. Mr. Stanhouse stated that brick would be better than siding. He would like to use red brick similar to the red brick on the court house.

MOTION: Rick Durnal made a motion to approve Docket No. PC#25032. The motion was seconded by Richard Bastin and passed unanimously.

SUB-COMMITTEE REPORT: Rick Durnal gave a report from the sub-committee working on the format for requests for signs, windows/doors, exterior alterations/storefronts, and new construction. He distributed a copy of information to members of the Plan Commission (see attached sheet).

The next regular session meeting of the Plan Commission will be Tuesday, December 23, 2025, at 7:00 P.M.

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

Joe Disney, Chairman

Marilyn Siderewicz, Secretary

Steve Bodi (Absent)

James Burkhart

Kayleb Foerster (Absent)

Richard Heacock (Absent)

Richard Bastin

Rick Durnal

Ann Miller (Absent)

Troy Swan (Absent)

Jason Scott



December 3, 2025

Planning Commission
City of Martinsville
59 South Jefferson Street
Martinsville, IN 46151

RE: Artesian Place Townhomes Final Detail Plan, Parcel no. 55-13-10-200-001.003-021, future Lot 7

Dear Planning Commission Members,

Thank you for your time at the October 28th Planning Commission meeting. Based on the discussions during that meeting it was clear that we needed to reevaluate our proposal to bring it closer to the project that was preliminarily approved in February. As I've discussed in the previous meeting for this project many of the changes that were made were done to accommodate a reduced budget to ensure the financial feasibility of the project. Fortunately, in November we received notice that the project received a funding award from the Federal Home Loan Bank of Indianapolis ("FHLB Funding"). With this award we've been able to improve the design and can commit to a project that is much closer to what was promised in February. We are proposing the following changes to the site plan design.

- **Increase the Size of the Daycare:** With FHLB Funding we will now have the funds needed to build a larger daycare that will serve at least 50 children as promised in the original application for the project.
- **Utilization of the North Lot:** The larger daycare will now utilize the unused north lot allowing room for parking and a larger fenced-in play area.
- **Relocation of the Playground:** With the movement of the daycare, we now have additional space by the clubhouse building to locate the playground which will allow it to be used by both residents and the daycare. The playground will still be fenced as discussed at the last meeting.

We are excited about these changes and feel fortunate to have received the needed funding to build a project that will be a great community for the City of Martinsville.

I look forward to discussing the project with the Commission in further detail on December 23rd.

12821 E. New Market Street, Suite 100, Carmel, IN 46032 | Phone: 317.712.9075

Tandhinvestments.com

Enclosed with this submission are the following documents.

- Revised Site Plan Drawing C200, C201, C202
- Daycare Elevations

Sincerely,

Brian J Donato

Brian J. Donato
Senior Vice President
T&H Investments

Enclosures (4)

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

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

Per Section 7, D of the Historic Downtown District, Ordinance No. 2009-1626, amendment to the City of Martinsville Zoning Ordinance plan commission approval and permit is required prior to beginning any of the following activities which include but are not limited to: building construction, reconstruction or exterior structural alteration, masonry repair and tuck pointing, awnings, windows, doors, storefront, and signage. The following repairs, modifications, replacement or changes are proposed for the exterior of the above "affected property" (check all that apply):

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

Provide below or attach on a separate sheet, a detailed description of the proposed work and where possible, attach drawings, exhibits, photos, specifications or other material that will aid the Plan Commission in reviewing your application.

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

Signature of Landowner: Carlos Reyes Signature of Applicant: Jazmin Quezada

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

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: PC 25029

RECEIVED
OCT 30 2025
CITY OF MARTINSVILLE, IN

Re: Mi Abuelito Sign

From Jazmin Quezada <jazquezada12@gmail.com>

Date Tue 11/25/2025 6:45 PM

To Building <building@Martinsville.in.gov>

Circle is 40 inches and the letters "Mi Abuelito" are 30 inches high. So the circle and the letters make a total of 65 inches high by 130 inches long.

On Tue, Nov 25, 2025 at 1:59 PM Jazmin Quezada <jazquezada12@gmail.com> wrote:

Hello, these are the measurements for the sign at mi abuelito in downtown Martinsville

16 feet long & 4 feet tall



- Caution: This is an External Email -

Mi abuelito sign

From Jazmin Quezada <jazquezada12@gmail.com>

Date Tue 11/18/2025 3:26 PM

To Building <building@Martinsville.in.gov>

Hello, these are the measurements for the sign at mi abuelito in downtown Martinsville

16 feet long & 4 feet tall

- Caution: This is an External Email -

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

Application Date: 12/16/2025

Name of Landowner: Artesian Group, LLC Phone No.: 765-315-0277

Address: 2902 East Morgan Street, Martinsville, IN 46151

Name of Applicant: V3 & Westlund Concepts Phone No.: 765-600-2501

Address of Applicant: 171 N Main Street, Martinsville, IN 46151

Address of Affected Property: 171 N Main Street, 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.

Replacement of Existing sign with new sign, utilizing existing anchor points in mortar

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

Signature of Landowner: See attached Signature of Applicant: *Brian Hayward*

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER:

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

Application Date: 12/16/2025

Name of Landowner: Adesian Group, LLC Phone No.: 765-315-0277

Address: 2902 East Morgan Street, Martinsville, IN 46151

Name of Applicant: V3 & Westlund Concepts Phone No.: 765-600-2501

Address of Applicant: 171 N Main Street, Martinsville, IN 46151

Address of Affected Property: 171 N Main Street, Martinsville, IN 46151

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Walls _____ Windows _____ Doors _____ Signs _____ Roof _____
Masonry _____ Brick Paint _____ 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.

Replacement of Existing sign with new sign, utilizing existing anchor points in mortar

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

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

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: _____

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

USE THIS PACKET FOR THE FOLLOWING CHANGES:

1. WALLS

2. WINDOWS

3. DOORS

4. SIGNS

Replacing Existing Sign with new sign, using existing anchor points

5. ROOF

6. MASONRY

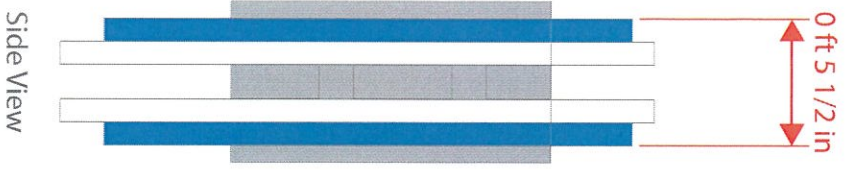
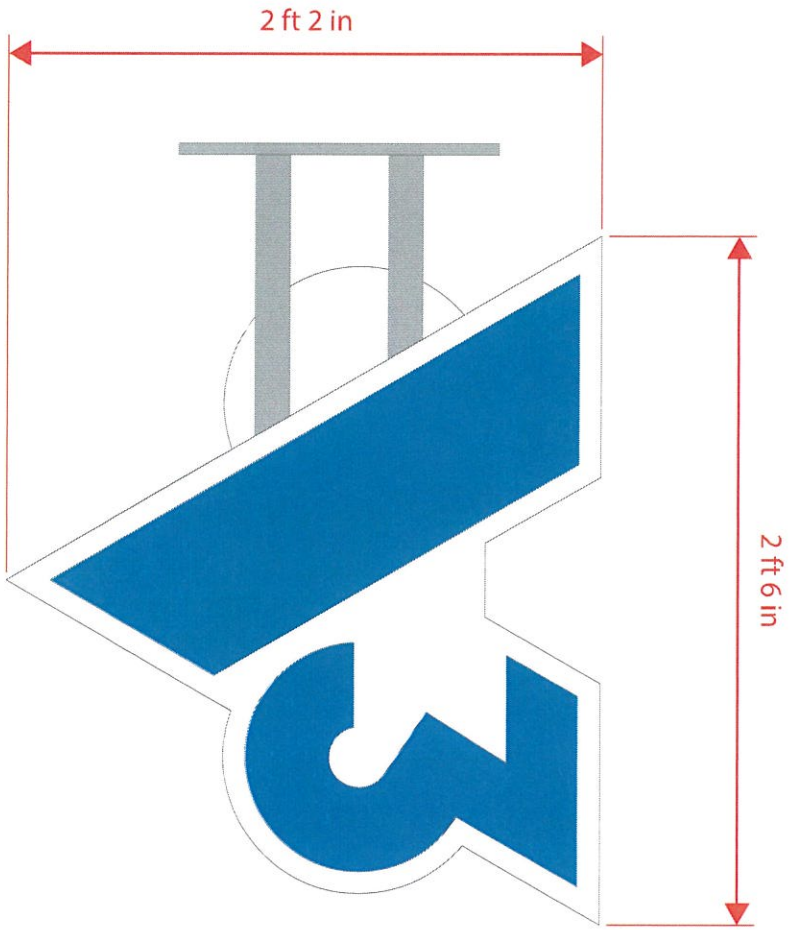
7. TUCK POINT

Using same anchor points in mortar



Non-lit sign

Location: 171 N Main St,
Martinsville, IN 46151
Scale: 1/4"=1'-0"



Non-lit sign

Location: 171 N Main St,
Martinsville, IN 46151
Scale: 1 1/2"=1'-0"

ESTIMATE PACK

Client: V3 Companies

Project: Martinsville - New Exterior Sign, Updated Logo

Estimate #: 10681

Details

- ① Remove and dispose of existing Wall Sign



Notes:

Colors:

Project Location:
 171 N Main St
 Martinsville, IN 46151

W3C SIGNS
 806 Woodward Street
 PO Box 1051 • Lapel, IN
 P: 317.819.0611
 F: 317.819.0599
 thewcte@w3c.com
 w3csigns.com

NOTE: Colors in this PDF may not accurately reflect the final printed, painted or fabricated product. The client must provide samples or specifications to approve W3C Signs final colors before production.
 Rendering is based off estimated dimensions. A final site survey may alter final dimensions and placement.

PROJECT MGR: VLE	DESIGNER: AMM
DATE: 11/17/25	REVISION DATE:
VERSION: 1.2	PAGE# 3

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

Application Date: 1-7-2006
Name of Landowner: Elliott-Chandler Holdings Phone No.: 765-516-3572
Address: 50 N Main Street Martinsville, IN 46151
Name of Applicant: Lisa Rains Phone No.: 317-881-1818
Address of Applicant: 505 Commerce Prkwy W. Dr. Greenwood
Address of Affected Property: 50 N Main Street

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.

Changing Sign Face only, Cabinet stays
the same

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

Signature of Landowner: [Signature] Signature of Applicant: [Signature]
for Elliott-Chandler Holdings, Inc

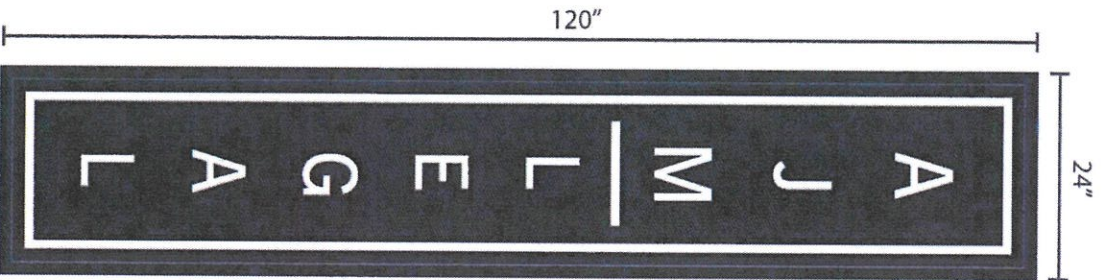
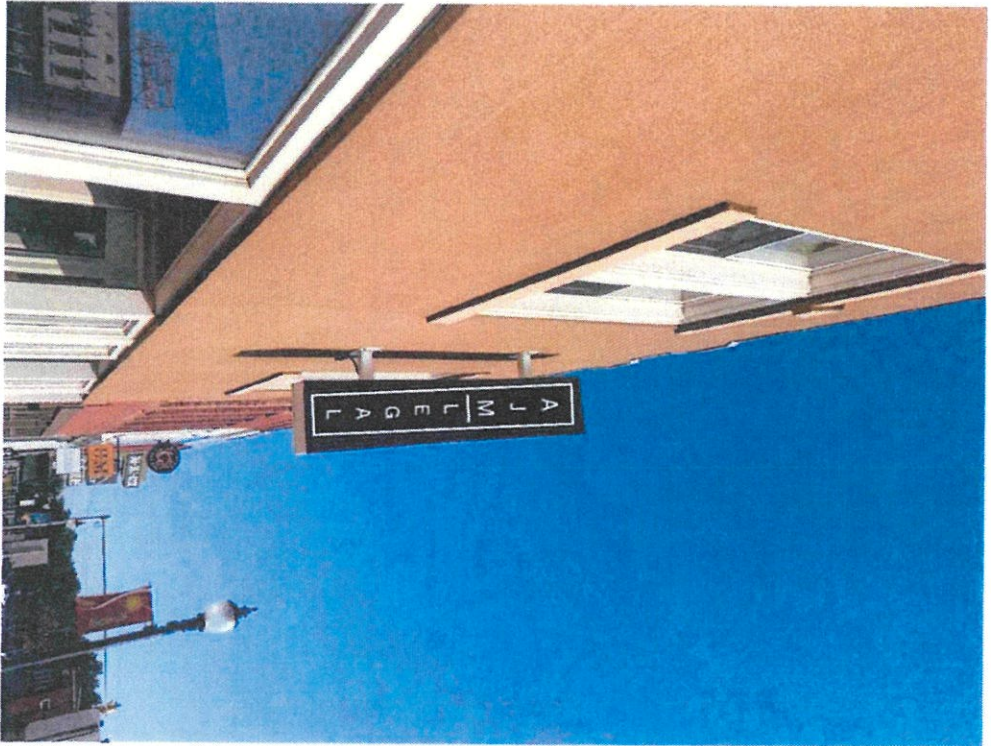
This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER:



Sign Specs:
 QTY: 2 Sign Faces
 Routed Aluminum Face
 "AJM - LEGAL" & 1" outline"
 Backed with White Polycarbonate
 1" welded return on face
 Install: Over existing cabinet

DO
 GRAPHICS
 SIGNS & WEAPONS

765-349-9500
 DCGRAPHICSINDY.COM
 1809 E MORGAN STREET
 MARTINSVILLE, IN 4615

Client: AJM Legal
 Date: 09/22/25
 Project Name: Projecting Sign Face
 Version: V1
 Sales Person: DG
 Designer: DG
 Project Notes:

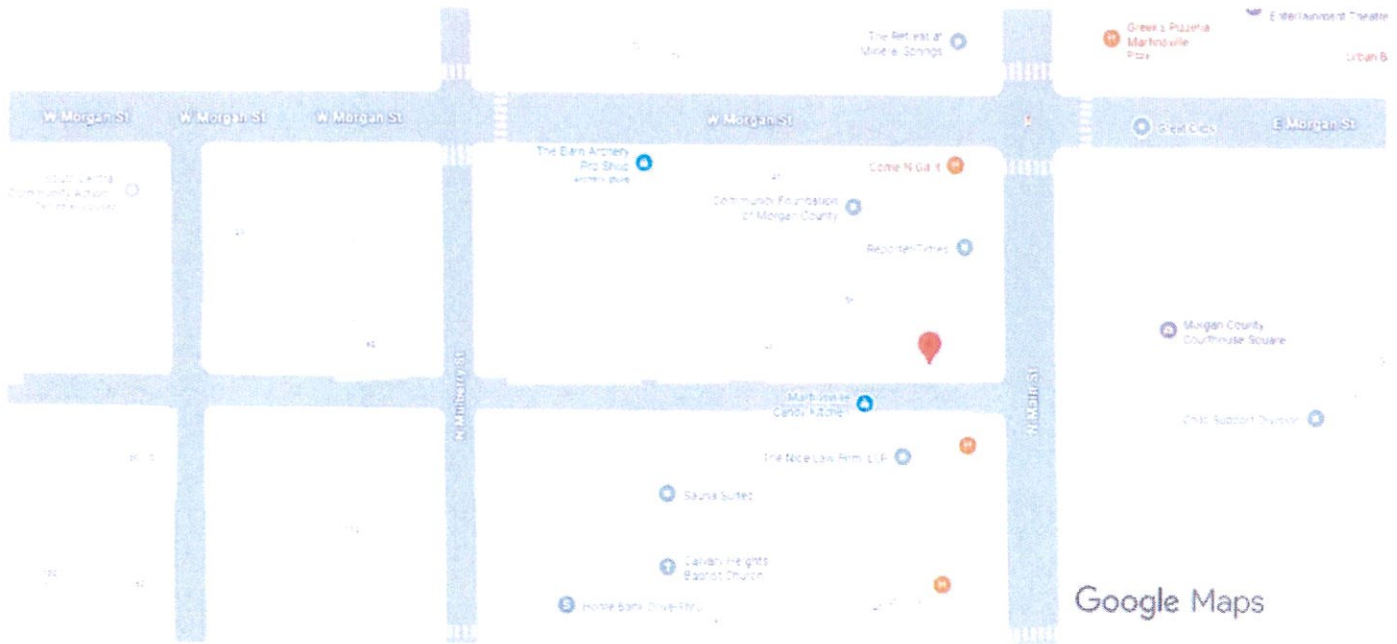
CLIENT/LANDLORD APPROVAL
 APPROVED
 REVISE & RESUBMIT

Signature: _____
 Title: _____
 Date: _____

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 PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
 ELECTRICAL TO USE 1/2" AND SMALL WIRE SIZE.
 ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.
 ALL ELECTRICAL WORK TO BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL ORDINANCES.
 SHEET NO. 101

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50 N Main St



Imagery ©2026, Map data ©2026 Google 50 ft



50 N Main St Building

- 
Directions
- 
Save
- 
Nearby
- 
Send to phone
- 
Share

 50 N Main St, Martinsville, IN 46151

Photos

Please submit the following information for:

Sign Requests:

Please review Chapter 94, Article XV, Section 9 for all sign requirements

Photo, illustration, or rendering of the proposed sign with clear dimensions (height & width) of all sides of sign, and proposed colors.

Description of sign type (ex. Wall-mounted, hanging, etc)

Dimensions of the building front (height and width) to determine allowable sign size (note: per ordinance one square foot of sign shall be permitted for each ten square feet of building face fronting on a public street)

Windows/Doors:

Please review Chapter 94, Article XV, Section 6 & Section 7 subsection C.

Photo, illustration, or rendering of the proposed windows or doors with dimensions (ensuring that replacements shall fit original openings).

Exterior Alterations/Storefront:

Please review Chapter 94, Article XV, Sections 6 & 7

Photo, illustration, or rendering of the proposed alterations with dimensions, details of doors/windows, and paint colors (if applicable: paint swatch or color code and manufacturer)

New Construction:

Please review Chapter 94, Article XV, Section 5

Building plans, site plan, elevation drawings, door and window details, sign details (if applicable), and paint samples (if applicable)

All documents must be received before application will be considered complete