

Martinsville Planning Commission
Meeting Agenda
Tuesday, February 24, 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 January 27, 2026, Planning Commission Meeting Minutes

Unfinished Business

- A. DOCKET NO. PC 25029 - APPROVAL FOR SIGNAGE IN THE HISTORIC DOWNTOWN- 10 N MAIN ST - JAZMIN QUEZADA

New Business

- A. DOCKET NO. PC 26004 - Approval for a Remodel in the Historic Downtown - 65 W Morgan St - Jesse Logsdon
- B. DOCKET NO. PC 26005 - Approval for Signage in the Historic Downtown - 134-138 E Morgan St - Bennett Realty Inc

Next Regular Meeting

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

JANUARY 27, 2026

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

ROLL CALL: Those members present were:

Richard D. Bastin, Jr.
Steve Bodi
Joe Disney, Chairman
Richard Durnal
Kayleb Foerster
Rick Heacock
Ann Miller
Jason Scott
Troy Swan
Marilyn Siderewicz, Secretary

Absent:
Jim Burkhart

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

ELECTION OF OFFICERS FOR CALENDAR YEAR 2026:

CHAIRMAN: Steve Bodi nominated Joe Disney for Chairman.
Kayleb Foerster seconded the nomination which passed unanimously.

VICE-CHAIRMAN: Ann Miller nominated Rick Durnal for Vice-Chairman.
Rick Heacock seconded the nomination which passed unanimously.

SECRETARY: Kayleb Forester nominated Marilyn Siderewicz for Secretary.
Ann Miller seconded the nomination which passed unanimously.

PRESENTATION OF MINUTES: Dated November 25, 2025

AMENDMENT: Page 1, Paragraph 3, Amended to add Steve Bodi, Rick Heacock, Ann Miller, and Troy Swan to the list of absent.

AMENDMENT: Page 2, Paragraph 3, Amended to read "A sign should be 35 inches x 35 inches," under 18 sq. ft.

MOTION: After making the above Amendments, a motion was made by Rick Durnal and seconded by Richard Bastin to approve the minutes of the November 25, 2025, Meeting of the Plan Commission. This motion passed unanimously.

JANUARY 27, 2026

OLD BUSINESS:

1. **DOCKET NO. PC#25017, Final PUD-Final Detail Plans; Address: Artesian Ave; Legal Description: S10 T11 R1EPT NE 10.512 Acres; Owner: Habitat for Humanity of Morgan County**

Mr. Joe Calderon made the presentation to the Plan Commission in the absence of Mr. B. Donato. Calderon stated that T & H had partnered with Habitat for Humanity. Revised plans of the project were distributed. There had been two takeaways last summer, and these had been revised making the daycare center large enough to accommodate 50 children. Also, double enlargement of the playground and parking area has been allowed.

The Federal Home Bank will provide funding for development purposes.

Board attorney Dale Coffey informed Steve Bodi that he can vote, render opinions, and approve the six single family homes, daycare center, and town houses.

Chairman Disney stated there should be a Public Hearing at this time.

PUBLIC HEARING:.

1. Mr. Joe Mills, retired from Habitat. Mr. Mills had reviewed the October 28, 2025, Meeting Minutes regarding the explanation of Mr. Donato about the development. He is in favor of the project.
2. Mr. Gary Oakes. In favor of the project – starting with 34 town houses, child care center, and habitat homes.
3. Ms. Anne McGown, board member of Habitat. She believes this will provide a learning situation for high school students. Ms. McGowen questioned why it was necessary to construct the town houses first.
4. Mrs. Maryann Schell, Ms. Schell is in favor of the project.

The Public Hearing ended.

Attorney Coffey said that one year ago the preliminary plat was approved with some suggestions for improvements. They have returned with these improvements.

Steve Bodi reminded the Commission that the project meets with the Comprehensive Plan. Mr. Bodi approves the project.

MOTION: Richard Bastin made a motion to approve PC#25017 contingent on review by the engineer, Troy Swan. This motion was seconded by Steve Bodi and passed with a vote of nine (9) in favor and one (1) negative vote by Ann Miller.

2. 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.

JANUARY 27, 2026

Mr. Bob Strader represented Docket No. PC25029. The present sign is 23 inches in size, and the request is to increase the size to 48 inches tall with the total being 1360 sq. ft. and being 11 ft. off of the wall. This will not cover the window.

This is the second meeting for hearing this request, and the owner has not been present at either of the meetings.

MOTION: Rick Heacock made a motion to table PC#25029 for one month. This motion was seconded by Ann Miller and passed unanimously.

NEW BUSINESS:

1. **Docket No. PC#26001: Sign Approval in Historic Downtown District, Address: 171 N Main Street, Legal Description: Lot 6 Blk 19 Orig Plat 22' N Side; Owner: Artesian Group LLC**

A sign is on the building, and the petitioner wishes to change the color of the sign and replace the frame. A new sign will be installed.

MOTION: Rick Heacock made a motion to approve PC#26002. This motion was seconded by Richard Bastin, and passed with a vote of nine (9) in favor and one (1) negative vote by Ann Miller.

2. **Docket No, PC#26002: Sign Approval in Historic Downtown District; Address: 50 N Main St; Legal Description: Lot 3 Blk 25 Orig Plat S ½ S ½ Lot 3 Blk 25 Orig Plat N ½ S1/2; Owner: Elliott-Chandler Holding LLC**

Mr. Bob Strader made the presentation to the Commission. This is a new group. They wish to insert a sign which will be permanent and measure 34 inches wide and 30 inches tall.

MOTION: Richard Durnal made a motion to approve PC#26001. This motion was seconded by Jason Scott and passed with a vote of nine (9) in favor and one (1) negative vote by Ann Miller.

DISCUSSION OF DCHD APPLICATION: The DCHD Committee is composed of Richard Durnal, Jason Scott, and Steve Bodi. A copy of some of the proposed changes was distributed to the members for their comments and changes. When the application form is completed, it is to be given to applicants and completed before the meeting regarding their request. A line will be marked so the applicant can print his name and another line for the landowner to print his name.

MOTION: Ann Miller made a motion to accept the changes made by the DCHD Committee on the application form. Steve Bodi seconded the motion which passed unanimously.

JANUARY 27, 2026

The next regular session meeting of the Plan Commission will be Tuesday, February 24, 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 Kayleb Foerster, and passed unanimously.

Joe Disney, Chairman

Marilyn Siderewicz, Secretary

Steve Bodi

James Burkhart (Absent)

Kayleb Foerster

Richard Heacock

Richard Bastin

Rick Durnal

Ann Miller

Troy Swan

Jason Scott

**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

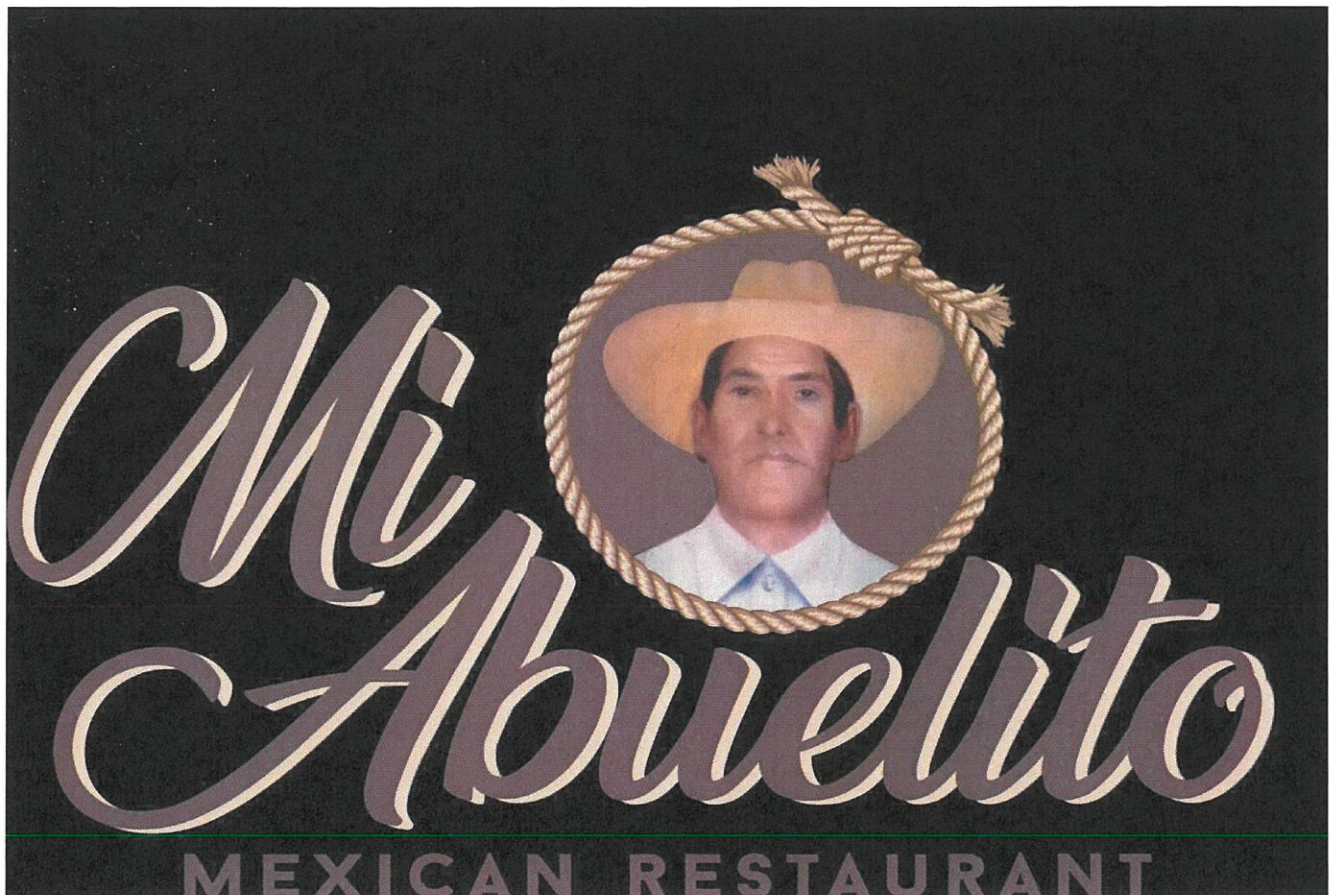
To Building <building@Martinsville.in.gov>

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: Feb 1, 2026

Name of Landowner: Jesse Logsdon Phone No.: 765-315-9649

Address: 639 E. S. St.

Name of Applicant: Jesse Logsdon Phone No.: 765-315-9649

Address of Applicant: 639 E. S. St.

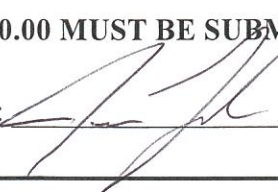
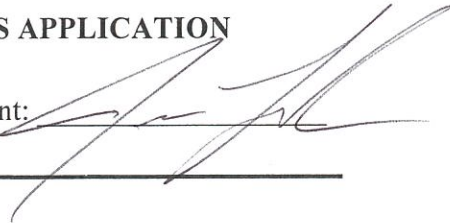
Address of Affected Property: 65 WEST MORGAN ST

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:  Signature of Applicant: 

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

FOR CITY USE ONLY

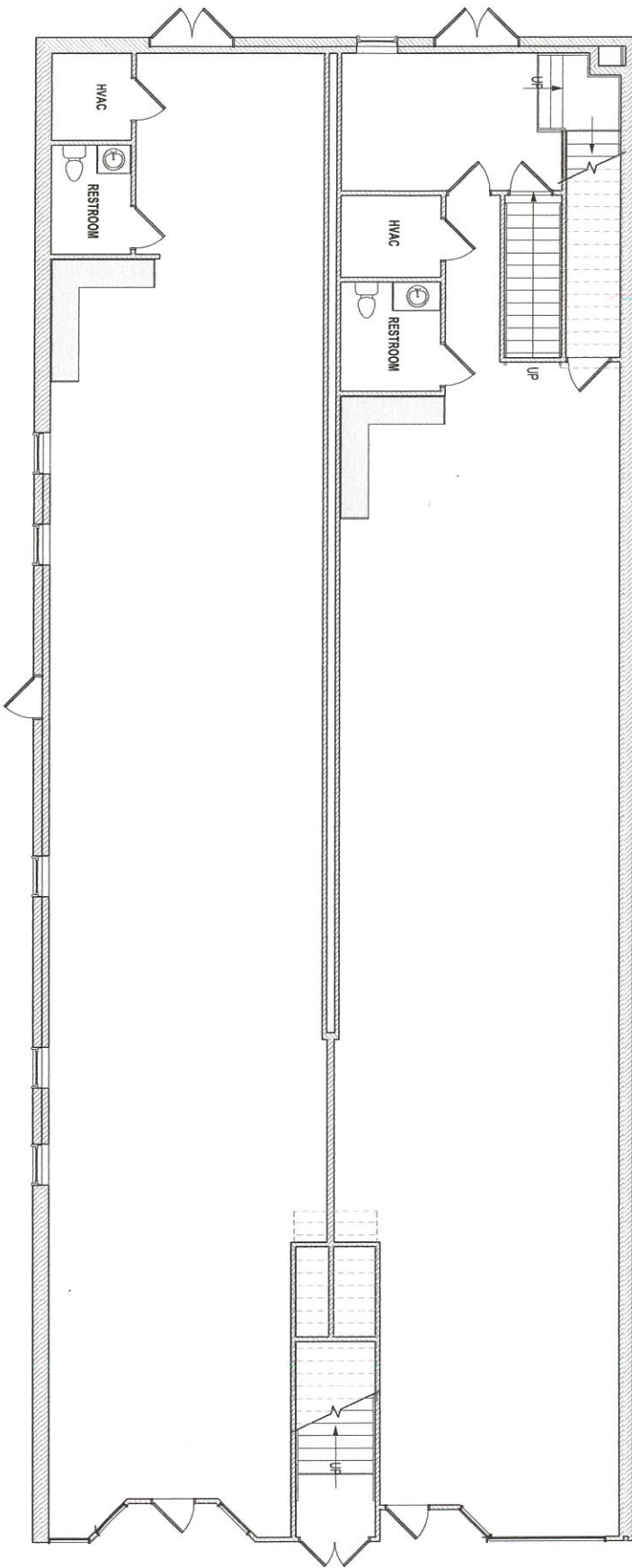
Plan Commission Meeting Date: _____ Approved _____ Denied _____

PERMIT NUMBER: PC#26004

RECEIVED

FEB 05 2026

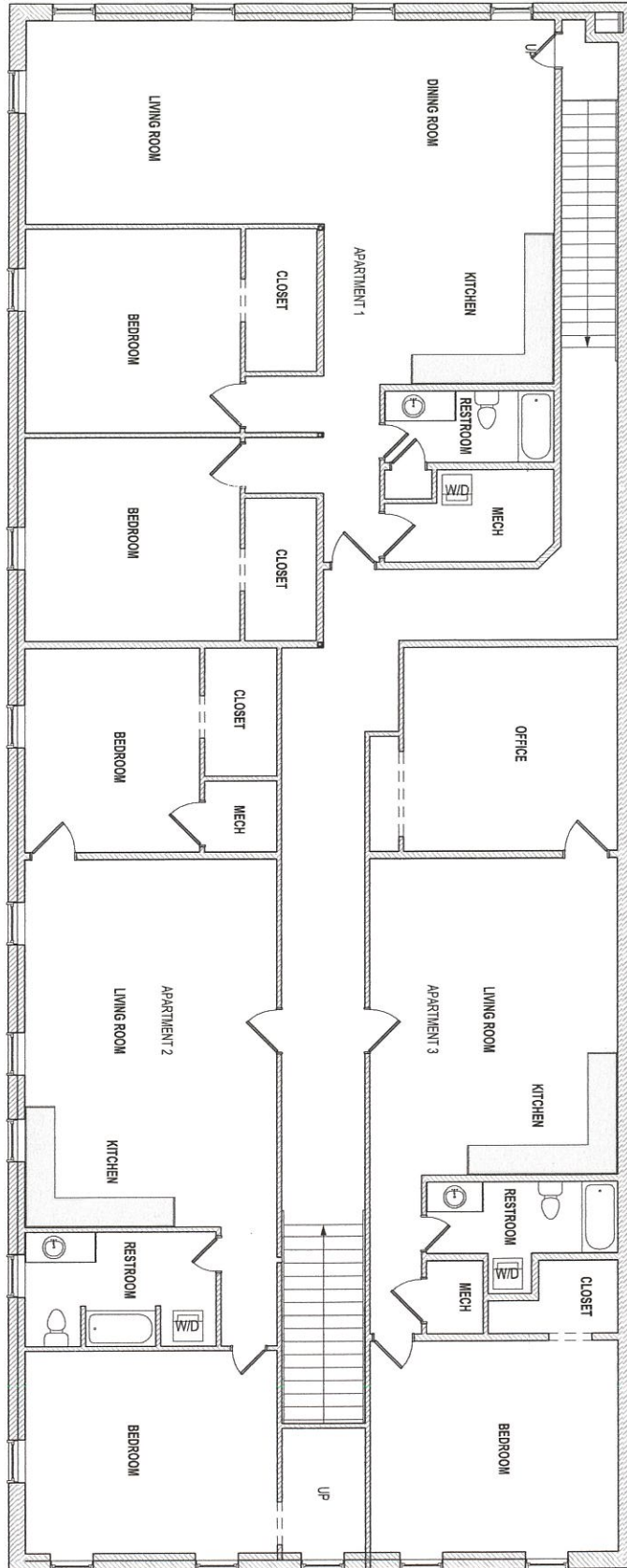
CITY OF MARTINSVILLE, IN



1 PLAN - FIRST FLOOR
 SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
Martinsville Mission
 65 W MORGAN ST, MARTINSVILLE
 INDIANAPOLIS, IN 46151
 02/13/2026 | PROJ #2608





1 PLAN - SECOND FLOOR
 SCALE: 1/8" = 1'-0"

FLOOR PLAN

Martinsville Mission

65 W MORGAN ST. MARTINSVILLE
 INDIANAPOLIS, IN 46151
 02/13/2026 | PROJ #2608



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

Application Date: 2-6-2026
 Name of Landowner: Bennett Realty Inc. Phone No.: 765-318-5999
 Address: 134 E. Morgan St. Site B Martinsville, IN 46151
 Name of Applicant: Justin Bennett Phone No.: 765-318-5999
 Address of Applicant: 134 E. Morgan St. Site A. Martinsville, IN 46151
 Address of Affected Property: 134-138 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 _____ 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.

Add signage to the east window of the building
See attached rendering

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

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

This Permit issued by the Building Inspector Dated: _____

Building Inspector: _____

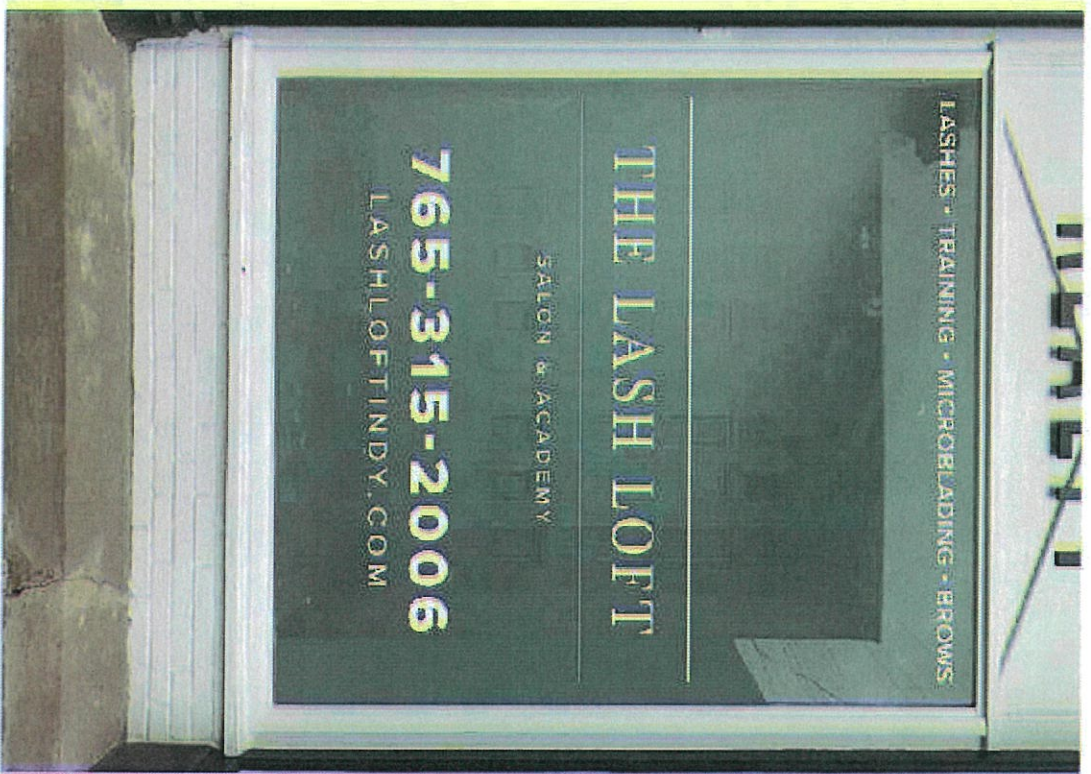
FOR CITY USE ONLY

Plan Commission Meeting Date: _____ Approved **RECEIVED** Denied _____

PERMIT NUMBER: _____

FEB 06 2026

CITY OF MARTINSVILLE, IN



NOTICE: Please call for color and specifications. Final product color associated with above has not been disclosed as possible.

RECEIVED

FEB 06 2026

CITY OF MARTINSVILLE, IN



765-349-9501
 DDCGRAPHICSINDY.COM
 1809 E MORGAN STREET
 MARTINSVILLE, IN 46141

Client: The Lash Loft

Date: 02.06.2025

Project Name: Signage for The Lash Loft

Version: 1.0

Sales Person: [Name]

Designer: [Name]

Project Notes: [Notes]

CLIENT, AND/OR CITY APPROVAL

SHEET NO. 101