

# 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.

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Joe Disney, Chairman

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Marilyn Siderewicz, Secretary

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Steve Bodi

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James Burkhart (Absent)

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Kayleb Foerster

\_\_\_\_\_  
Richard Heacock

\_\_\_\_\_  
Richard Bastin

\_\_\_\_\_  
Rick Durnal

\_\_\_\_\_  
Ann Miller

\_\_\_\_\_  
Troy Swan

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Jason Scott