

DANVILLE PLAN COMMISSION
MINUTES
October 15 , 2019
7:00 PM

Members Present: Cody Sheets, Loris Thompson, Tracy Jones Barry Lofton, Mike Neilson, and Jim Phillips
Members Absent Adam Harvey
Staff Present: Lesa Ternet, and Malynn Hearon and Mark Morgan
Guests: Ben Comer, Duane Lane, Gisane and Jeff Mellow, Jeremy Thomas, Betty, and Bill Herrington, Jim and Sharon Woodrum and Leslie Butler

A quorum was established, the meeting was called to order by President Loris Thompson. A motion to approve the minutes from September 9, 2019, with correction was made by J. Phillips and C. Sheets seconded. Motion approved 6-0

New Business:

- A. Public Hearing: Request to rezone property located on the North of Old Salem Road, approximately 200 feet East of Hawley Dr. from Residential 1 to Residential 2 Central**

Ben Comer approached the council and gave a handout on the property to be re-zoned. B. Comer explained that the way it was currently zoned 1/3 of the property is R-2C and 2/3 is zoned R-1 but it is considered one tax parcel. M. Neilson asked how many units would be put on the property if rezoned. Duane Lane stated he had not had any plans drawn up, as this is a rezoning request. M. Neilson asked what type of dwelling would he be constructing. D. Lane stated he is looking at a 1,300 square foot dwelling with an attached garage. C. Sheets asked if this would be a culdesac or a drive. B. Comer stated it could be either at this point, again until we know what type of zoning, we will not know what type of road.

L. Thompson opened it up for public hearing. J. Mellow of 162 N Salem Road. Mr. Mellow owns property next to the lot. He stated it was not zoned R2C previously and the property has 50 feet of drop in elevation. His other concerns were: traffic, sewer and water pressure. Who would be responsible for the upgrades? He was also concerned with square footage and a road constructed for the fire department to get through. Drainage onto his property has been an issue. He then stated that his real concern is how did the zoning change. L. Ternet stated that there had not been changed in the zoning to her knowledge.

Jeremy Thomas 159 N Kentucky Street. His concerns, why not zone to R1 instead of an R2C. He was concerned with traffic, people cutting through his yard and the water pressure. Jim Woodrum 103 N Salem Road was concerned about adding more houses to the already troubled sewer system. Mark Morgan approached the council to state that the Town has plans for an updated sewage system and is working with Banning Engineering regarding a long range plan.

L. Thompson closed the public hearing.

C. Sheets stated he was conflicted regarding the zoning. B. Lofton stated that this meeting was only for the zoning of the property and not building requirements. C. Sheets made a favorable motion to approve zoning the property as an R2 C with the condition that the requirements for each dwelling would be 1,300 square feet minimum home size. Barry Lofton Seconded.

Roll Call Vote:

M. Neilson – Aye

J. Phillips – Aye

L. Thompson Aye

T. Jones – Aye

C. Sheets – Aye

Barry Lofton- Aye

Motion Carried 6-0

B. Public Hearing: Request to rezone property located at 366 S. Jefferson St. and 297 S. Cross Street from R2 Central District to Residential 3 District

B. Comer approached the council to have the properties zoned to a Residential 3. The petitioner would like to put duplexes on these properties. B. Comer read a portion of the letter sent in by Leslie Butler that stated her concerns regarding parking on the street and how many units would be on the property. B. Comer addressed the questions by stating the petitioner, normally puts garages on his properties but can not guarantee this because there are no current plans as this is a zoning request. He also stated that there would be two duplexes on this property. M. Neilson asked if this duplex was one residence per side. B. Comer stated that it could be a multi-level but one residence per side. L. Thompson opened it up for public hearing and Leslie Butler of 352 S. Jefferson Street came forward. She was concerned about the position of the house, how many levels the house would be because it was so close to her property and was also concerned about parking on the road. B. Comer addressed the position of the house and that they would be facing Jefferson. He also clarified that it would only be two levels. L. Butler asked if this was the final step or would the petitioner have to come back once he has the plan. L. Ternet stated it would not come back to the Planning Commission but would move forward to the Town Council. She was also reassured that they would have to follow the codes of the Town and that there are checks and balances in place to assure that the building follows the town codes and ordinances. L. Thompson closed the public hearing. M. Neilson made a motion for a favorable recommendation. C. Sheets seconded.

Roll Call Vote

M. Neilson – Aye

J. Phillips – Aye

L. Thompson Aye

T. Jones – Aye

C. Sheets – Aye

Barry Lofton- Aye

Motion Carried 6-0

Bill and Betty Harrington requested to be heard.

Betty Harrington approached the council regarding the property on 119 N. Washington Street. They have been in contact with L. Ternet and B. Lofton and wanted it to be known they are appreciative of their response to the situation to the property next door. The house is in the process of a remodel but they feel it is a total rebuild. The permits that were obtained were for a Demo of the garage in back and a remodel for the home. They do not feel that a remodel permit fits the work being done as they have

torn down all but one wall. They are also concerned that it will not be rebuilt to the historical manner in which is currently in the area. B. Lofton stated he had spoken to the builder and if he tears the remaining wall down, he will have to get another permit. He also went on to say, he has been there to check out the building. The reason the builder tore out most of the site was due to rotted wood and termite damage. B. Lofton was not at the site to identify the problems but knows and trust the builder and takes him at his word. B. Lofton has no reason to believe the builder is circumventing the permit he has obtained. Betty Harrington understands, but moving forward they would like the town to have something in place where this does not happen in the future.

There being no further business before the Commission, M. Neilson made a motion to adjourn. C Sheets seconded.

The meeting was adjourned at 8:38 p.m.



Loris L. Thompson, President



Barry Lofton, Secretary