



**Danville Plan Commission
September 14, 2020
7:00 PM**

AGENDA

- I. **Call Meeting to Order**
 - Pledge of Allegiance
 - Establish Quorum
 - Approve Minutes
 - Appoint BZA Member
- II. **Old Business: None**
- III. **New Business:**
 - A. **Public Hearing: Text Amendment (Ordinance No. 26-2020) amending Local Business Permitted Uses, Subsection 8.2 B.9. & Appendix A: Use Matrix of the Danville Zoning Ordinance.**
(Staff)
- IV. **DRC Recommendations: Friends of the Hendricks County Historical Museum, 98 West Broadway, New Construction – Accessory Structure**
- V. **Report of Officers, Committees and Staff**
- VI. **Adjourn**

Next Meeting:

October 12, 2020

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**DANVILLE PLAN COMMISSION
MINUTES**

**August 10, 2020
7:00 PM**

Members Present: Loris Thompson, Barry Lofton, Adam Harvey, Tom Pado, Greg VanLaere, and Sue Rempert

Members Absent: None

Staff Present: Lesa Ternet, and Malynn Hearon

Guests:

A quorum was established, the meeting was called to order by President Loris Thompson, and minutes from July 13, 2020, were approved with corrections. Greg VanLaere made a motion and Tom Pado seconded.

Old Business: None

New Business:

A. Public hearing: Site Plan Review approval, Northview Christian Church, 623 N. SR 39, 12.85 acres

This is a request for a site plan review for an addition of a coffee shop and an indoor recreation area.

Ben Houle gave a presentation to the Plan Commission on the addition to the church along with updates on landscaping and retention ponds.

L. Thompson opened it up for public hearing, Debby and Toby Rodney and Marc Darden came forward. Their concerns were lighting and water retention.

L. Thompson closed the public hearing was closed.

L. Thompson

Sue Rempert made a motion for a favorable recommendation subject to the conditions being met that are listed in the case summary and accompanying documents. Barry Lofton seconded.

Roll Call Vote:

Tom Pado – Aye

Sue Rempert – Aye

Adam Harvey – Aye

Loris Thompson – Aye

Greg VanLaere - Aye

Barry Lofton – Aye

B. Public Hearing: Site Plan Review approval, Star Bucks, 691 East Main Street., 196 acres (Versatile Construction Group, LLC)

Marcelle Hill approached the Plan Commission to explain the project. This was previously the site of Burger King and has most recently been occupied by a couple of other restaurants. This proposal is to demolish the existing building and construct a new Starbucks coffee shop. This project has received Design Review Committee approval on July 6, 2020.

L. Thompson opened it up for public hearing. No one came forward and a public hearing was closed.

Adam Harvey made a motion to approve the site plan with the condition that the petitioner complies with the overlay district lighting requirements. Greg VanLaere seconded it.

Roll Call Vote:

Tom Pado – Aye

Adam Harvey – Aye

Loris Thompson – Aye

Greg VanLaere - Aye

Sue Rempert – Aye

Barry Lofton – Aye

There being no further business before the Commission, Adam Harvey made a motion to adjourn. Barry Lofton seconded.

The meeting was adjourned at 7:45 p.m.

Loris L. Thompson, President

Barry Lofton, Secretary

Meeting Briefing

June 8, 2020

NEW BUSINESS:

Text Amendment – Danville Zoning Ordinance, Amending Local Business Permitted Uses, Section 8.2 B.9. & Appendix A: Use Matrix

This amendment is being presented in order to remove Multi Family Dwelling from permitted uses in the Local Business Zoning District and from the Use Matrix. This is a public hearing and a recommendation to the Council is required.

Friends of the Hendricks County Historical Museum – 98 West Broadway Street, Accessory Structure

This is before you for approval of an accessory building to be located at the above referenced property. This was approved by the Design Review Committee on September 8, 2020 and will require a vote.

SUMMARY

Public Hearing On Proposed Zoning Ordinance Text Amendment

The attached amendment reflects the proposed change to Section 8.2 B.9. and Appendix A: Use Matrix of the Danville Zoning Ordinance. This amendment will remove Multi Family Dwellings from the Local Business District Permitted Uses.

The public hearing for these amendments was advertised in *The Republican* and copies of the proposed changes have been available for review at the Town Hall and the Public Library. As of this writing, staff has not received any inquiries from the public regarding the proposed amendment.

Plan Commission Action:

Favorable Recommendation for Proposed Zoning Ordinance Text Amendment

Unfavorable Recommendation for Proposed Zoning Ordinance Text Amendment

SECTION 8: COMMERCIAL DISTRICTS

8.1 INTENT

The intent of the commercial zoning districts of the Town of Danville is to provide a full spectrum of shopping and service uses to the Town's residents in a manner that ensures such commercial development is compatible with surrounding uses.

8.2 LOCAL BUSINESS DISTRICT (LB)

A. **Definition.** The LB District establishes commercial areas in close proximity to residential districts in order to provide retail and service uses appropriate for meeting the convenience shopping and service needs of neighboring residents.

B. Permitted Uses

1. Assisted Living Facility or Nursing Home
2. Banks and Other Financial Institutions
3. Boarding House, including a Bed and Breakfast, subject to the regulations set forth in Section 4.4.F of this Ordinance.
4. Church or Temple
5. Dancing, Aerobics or Gymnastics Studio
6. Drug Store
7. Government Facilities
8. Grocery Store
9. Multi Family Dwelling
10. Nursery School, Kindergarten, or Day Care Center
11. Police Station or Fire Station
12. Post Office
13. Public Library or Museum
14. Public Park
15. Radio, TV, and Music Sales and Service
16. Restaurant, with or without alcoholic beverages
17. School, Public or Parochial
18. Trade or Business School
19. Service Uses, including: Alterations Shop; Dry Cleaning and Laundry Establishment; Self Service Laundry; Shoe Repair Shop; Tailor and Pressing Shop; Bakery (retail); Coffee Shop or Refreshment Stand; Dairy (retail); Delicatessen; Convenience Store (without pumps); Meat Market; Barber Shop; Beauty Shop; and Health Spa or Fitness Center.
20. Retail Uses, including: Apparel Shop; Shoe Store; Flower Shop; Gift, Souvenir or Craft Shop; Hardware Store; Jewelry Store;

Commented [LT1]: Delete

Residential Uses (continued)	RC1	RE1	IR1	R2C	R2	R3	R4	AD	LB	CB	CBP	CBS	OD	IO	IL	IG	IP	PK	FP	CPD	
Dwelling, Multi-Family																					←
Assisted Living Facility, Nursing Home																					←
Agricultural Uses	RC1	RE1	IR1	R2C	R2	R3	R4	AD	LB	CB	CBP	CBS	OD	IO	IL	IG	IP	PK	FP	CPD	
Artificial Lake of 3 or more Acres	○	○	○	○	○	○	○		○	○											←
Commercial Grain Elevator																					
Commercial Greenhouse or Nursery									●												←
Farm Equipment Sales and Service																					
Industrial Uses	RC1	RE1	IR1	R2C	R2	R3	R4	AD	LB	CB	CBP	CBS	OD	IO	IL	IG	IP	PK	FP	CPD	
Above Ground Tanks/Storage										○											←
Assembly of Finished Goods							●								●	●	●				
Beverage Bottling							●								●	●	●				
Bottled Gas Storage and Distribution																					
Bulk Storage (not commercial self-storage)																					
Chemical Processing																	○				
Communication Tower or Facilities								○		●			○		●	●	●	○			←
Concrete Mixing Facility																					
Construction Offices, General or Heavy Contractors															●	●	●				
Flex Space								●						●	●	●					
Food Production, except for canning							●								●	●	●				
Highway Maintenance Garage																					
Industry, General																					
Industry, Light								●						●	●	●					
Junk Yard																					
Liquid Fertilizer Storage & Distribution (commercial)																					
Local and Suburban Transit Facilities								●						●	●	●	●				
Lumber Yard										●											←
Machine Shop																					
Mail Order Distribution													○		●	●	●				
Manufacturing, Storage, or Use of Explosives								●													
Mineral Extraction, Borrow Pit, Topsoil Removal and Storage Areas																					○

Application for CPOD Design Review

RECEIVED
AUG 24 2020
BY:

APPLICANT INFORMATION

Name of Applicant: Friends of the Hendricks County Historical Museum
Mailing Address: PO Box 226 Danville IN 46122
Phone: 317 Email: _____
Property Owner(s) same
Mailing Address: _____
Phone: 317 718 6158 Email: hc.museum.eco.hendricks.in.us
Project Engineer/Architect: N/A Hendricks Power Volunteers
Address: _____
Phone: _____ Email: _____

PROJECT INFORMATION

Location of Project: 98 W Broadway, Behind house
Existing Use of Property: Museum meet/storage Current Zoning: _____
Proposed Use of Property: add a garden shed, - replaced one we tore down. Acreage: _____
Type of Activity: New Construction Exterior Renovation Sign
Est. Project Cost: \$650.00 Est. Start Date: Oct 7, 2020
Est End - Same

Documents to be included with application (1 original and 1 electronic):

- Building elevations
- Color samples
- Photos of adjacent structures
- Signage and/or lighting
- List of work to be completed in numerical order

Signature of Applicant: P. C. Baldi, President Date: 8/24/2020
pb79jd@aol.com (317) 946-8364

APPLICATION FEES

Residential	\$20
Residential accessory >150 sq ft	\$10
Commercial	\$100
Commercial accessory	<u>\$50</u>
Sign	\$20

Fee paid: 50.00 Received by: Malyne Spear Date: 8-24-20



Avon Lowe's >

Open till 9PM!

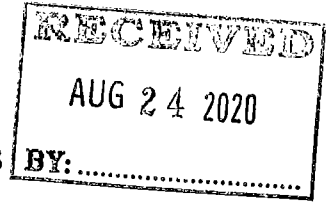


Shop Ideas Savings Services

Order Status Lowe's Credit Cards Weekly Ac

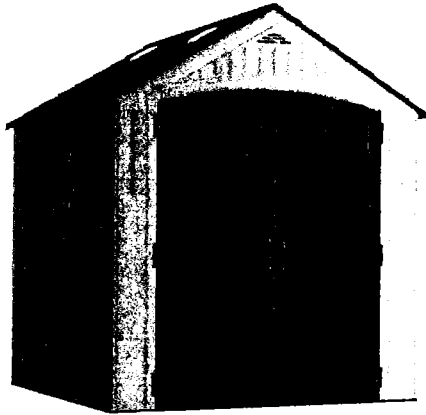
Outdoors / Sheds & Outdoor Storage / Sheds / Vinyl & Resin Storage Sheds

\$649.00



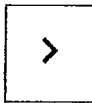
278

View Q&A



\$109 / Month*

Suggested payments with 6 month special financing. Learn more



CRAFTSMAN (Common: 7-ft x 7-ft; Actual Interior Dimensions: 6.8-ft x 6.8-ft) Craftsman Resin Storage Shed Gable Storage Shed

Item #1142408 Model #CMXRSSC7750

Durable, multi-wall resin panels provide ultimate strength and stability

Exclusive electrical cord port allows convenient connection for electrical appliances

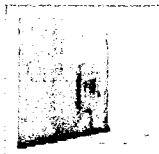
Lower foot latch ensures doors stay closed

I have a photograph of the shed available.

1 +

Hurry, Low in Stock

Qty



+3

Store Pickup



Unavailable for Pickup at Avon Lowe's Check Other Stores



Delivery Available



New
plantings

parking
spot.

tear down
shed.
No plans to
replace.



Overview



Parcel ID	32-11-09-240-011.000-003	Alternate ID	17-2-09-51W 240-011	Owner	FRIENDS OF THE HENDRICKS COUNTY
Sec/Twp/Rng	0009-0015-1W	Class	RESIDENTIAL ONE FAMILY DWELLING	Address	HISTORICAL MUSEUM INC
Property Address	98 W Broadway St		ON A PLATTED LOT		98 W BROADWAY ST
	Danville	Acreage	n/a		Danville, IN 46122
District	Town Of Danville				
Brief Tax Description	Pt Lots 2 & 3 Original Town Blk 28				
	17.27-14-1				
	(Note: Not to be used on legal documents)				

Date created: 10/30/2019
 Last Data Uploaded: 10/29/2019 10:43:48 PM

Developed by  **Schneider**
 GEOSPATIAL