

**DANVILLE PLAN COMMISSION  
MINUTES  
February 10, 2020 7:00 PM**

Members Present: Loris Thompson, Tom Pado Adam Harvey, Cody Sheets, and Barry Lofton  
Members Absent: Greg VanLaere, Vacant Seat  
Staff Present: Lesa Ternet, Malynn Hearon and Mark Morgan  
Guests:

A quorum was established, and the meeting was called to order.

Adam Harvey made motion T. Pado seconded and the minutes from December 9, 2019, were approved subject to corrections that need to be made.

Adam Harvey made motion C. Sheets seconded and the minutes from January 13, 2020, were approved.

**Old Business:**

- A. Public Hearing: Preliminary Plat approval to be known as Martin's Corner, 7 lots, 1.91 acres**
- B. Public Hearing: Site Plan Review approval, Pig Lot, LLC, Phase 2**

Dale Kruse from Kruse consulting approached the council asking for a continuance. He stated that letters were not sent out to the surrounding area due to a new secretary in his office and miscommunication.

Adam Harvey made a motion to postpone the hearing until the March 9<sup>th</sup> meeting 2020. B. Lofton Seconded.

**Roll call vote:**

T. Pado – aye  
A. Harvey – aye  
L. Thompson - aye  
B. Lofton – aye  
C. Sheets – aye

**New Business:**

- A) Public Hearing: Request to rezone property located at 1200 Sycamore Lane from Residential 2 to Office Buisness District**

Ben comer approached the council requesting to rezone the property located at 1200 Sycamore Lane from Residential 2 to Office Business District. The church had been on the market for years without finding a successful buyer. B. Comer stated that office space would be more likely in this area. It is in a low business district and would be compatible with the surrounding offices. Prior to occupying the buildings, the purchaser would have to put up a fence, fix the parking lot, lighting outside and come before the committee to properly permit any remodeling and provide plans. They are requesting a favorable approval. L. Thompson stated that this was a big property and asked if they put more than one building on this parcel. Ben Comer stated it was not mentioned at this time. L. Ternet stated that if they would add any building, they would have to come back to the Plan Commission. She also mentioned that the purchaser would be required to put in a buffer between the building and the residents.

L. Thompson opened it up to the public.

Monica Dabio 644 Magnolia. She is opposed to the rezoning and believes that it should remain residential and this is spot zoning.

David (Ben) Leakey lives at 634 Magnolia Lane. He agrees with Monica Dabio he disagrees with the rezoning. He is constantly maintaining and picking up trash.

Ben Comer approached to answer some questions. He stated it is not spot zoning and he understands the public's concerns. Maintenance and trash are part of the problem and he feels that having a tenant in the building will resolve the problem. As far as the buffer the ordinance reads that there are requirements that must take place prior to occupancy. There are zoning uses that may not be appropriate to this site and would willing to restrict some of the permitted uses.

Sandra Miller of Miller Associates addressed the commission and stated that her plan would be to put in administrative offices. We may have some counseling services. They have plans to convert the sanctuary into a large conference area and, offices on the inside. The building did not look well-kept and hadn't been used in quite some time. They plan to clean it up and maintain it. They will be good neighbors to the residents. C. Sheets asked what type of counseling, adults or children. Sandra Miller explained that she sees both but mainly adults with a disability. T. Pado asked if it would be daytime hours. Sandra Miller stated it would be daytime hours. L. Thompson asked if they are required to put in a fence. L. Ternet stated it would be considered part of the buffer. It could also be trees or shrubs. L. Thompson suggested building a fence as a buffer with landscaping. B. Lofton stated that part of the property on the west side may be a protected wetland. Jerry Crisp, Wastewater Superintendent, stated there is force main across the north end and would be willing to help maintain it.

L. Thompson closed the public hearing.

L. Thompson addressed the commission and asked for input. B. Lofton commented that he felt the owners would take better care of the property and would be good tenants, but with that said they were here for zoning only. The request is for business district and the church was permitted in the residential district R2. The Commission would want to know what uses the residents would be opposed to in an OD district restricted uses.

Adam Harvey asked if they could restrict uses of the property.

Ben Comer stated they would restrict the following uses; A police station, fire station, post office, animal control authority, coffee shop, or refreshment stand, restaurant, health spa or fitness center, hospital, lodge or private club, Veterinary, and travel agencies.

Barry Lofton made a motion to send a favorable recommendation to the council to rezone the property at 1200 Sycamore Lane from R2 to OD with the following restrictions of types of use: police station, fire station, post office, animal control authority, coffee shop, or refreshment stand, restaurant, health spa or fitness center. Not hospital, lodge or private club, Veterinary and travel agencies.

Cody Sheets seconded.

Roll call vote:

L. Thompson

T. Pado- aye

A. Harvey - aye

B. Lofton - aye

C. Sheets - aye

**B) Public Hearing: Text Amendment to the Subdivision Control Ordinance, Construction Standards, by replacing Section Standards and specifications for Wastewater**

Jerry Crisp with Wastewater and Josh Selig from Banning came forward to present the amendment to the Wastewater Construction Standards. They have rewritten the Town of Danville Standards and Specifications to comply with the current standards.

L. Thompson opened and closed the public hearing.

C. Sheets Motioned to send a favorable recommendation to the the Town Council for the amendment of the wastewater standards and specifications. B. Lofton seconded.

Roll call vote:

L. Thompson -Aye  
T. Pado- aye  
A. Harvey - aye  
B. Lofton – aye  
C. Sheets – aye

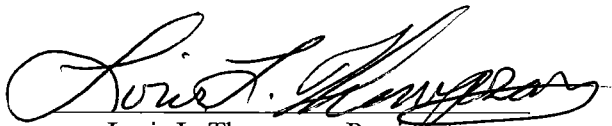
**DRC Recommendations: VanDanville, LLC, LLC Greg VanLaere 7 North Washington Street, Exterior Renovations**

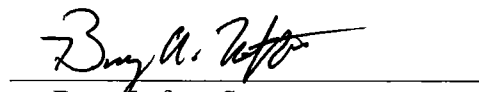
A. Harvey Motioned to approve the exterior renovations.  
C. Sheets seconded.

Roll call vote:

L. Thompson-aye  
T. Pado- aye  
A. Harvey - aye  
B. Lofton – aye  
C. Sheets – aye

There being no further business before the Commission, L. Thompson adjourned the meeting at 8:00 p.m.

  
Loris L. Thompson, President

  
Barry Lofton, Secretary

**DANVILLE PLAN COMMISSION  
MINUTES  
January 13, 2020 7:00 PM**

Members Present: Loris Thompson, Adam Harvey, Tracy Jones, Barry Lofton and Cody Sheets  
Members Absent:  
Staff Present: Mark Morgan , Malynn Hearon  
Guests: Tom Pado, Greg Vanlere

A quorum was established, the meeting was called to order by President Loris Thompson and minutes from the December 9, 2019 meeting were approved.

**Election of Officers:**

Adam Harvey motioned to re-elect Loris Thompson as president. B. Lofton seconded. Approved 5-0.  
B. Lofton motioned to re-elect Adam Harvey as vice president. C Sheets seconded. Approved 5-0.

**Appointment of Secretary:**

C. Sheets motioned to appoint Barry Lofton as Secretary. A. Harvey seconded. Approved 5-0.

**Appoint BZA member:**

Adam Harvey motioned to appoint Cody Sheets to serve on the BZA. B. Lofton seconded. Approved 5-0.

**Appoint Design Review Committee member:**

Adam Harvey moved to reappoint Jennifer McNabb and Lee Comer for another term on the Design Review Committee. C. Sheets seconded. Approved 5-0.

Barry Lofton moved to reappoint Adam Harvey for another annual term on the Design Review Committee. C. Sheets seconded. Approved 5-0.

**Old Business:**

**Public Hearing: Preliminary Plat approval to be known as Martins Corner, 7 lots, 1.91 acres.** The applicant is requesting a 30-day continuance. They have addressed everything that Walt Reader has requested. L. Thompson said that the applicant will need to be prepared to present this project at the next meeting. A. Harvey made a motion to postpone the preliminary plat approval until the next Plan Commission meeting on February 10, 2020. B. Lofton seconded.

Roll Call Vote:

B. Lofton– aye  
A. Harvey - aye  
L. Thompson – aye  
C. Sheets – aye  
T. Jones- aye

**Public Hearing: Site Plan Review approval, Pig Lot, LLC Phase 2, Located on the south side of CR 75 South, West of Cr 200 East,10 acres.**

The applicant is requesting a 30-day postponement in order to be heard by the Board of Zoning Appeals. Adam Harvey made a motion to continue the site plan approval, C. Sheets seconded.

Roll Call Vote:

B. Lofton– aye  
A. Harvey - aye  
L. Thompson – aye  
C. Sheets – aye  
T. Jones- aye

**New Business:**

**A. Public Hearing:** R2C Architectural Style Recommendations for property located at 248 South Wayne Street.

T. Jones made a motion to choose from the following options: Ranch, Queen Anne Cottage, Bungalow Cottage, Cape Cod. B. Lofton seconded.

Roll Call Vote:

B. Lofton- aye

A. Harvey - aye


L. Thompson – aye

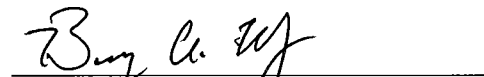
C. Sheets – aye

T. Jones- aye

President Thompson asked for comments from the staff. Mark Morgan stated they were working on the finding of fact forms.

There being no further business before the Commission, L. Thompson adjourned the meeting at 7:23 p.m.

  
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Loris L. Thompson, President

  
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Barry Lofton, Secretary