

**DANVILLE PLAN COMMISSION
MINUTES**

**June 8, 2020
7:00 PM**

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

Members Absent: None

Staff Present: Lesa Ternet, and Malynn Hearon

Guests: Duane Lane, Ric Battershell, Dale Kruse, and Brian Horner

A quorum was established, the meeting was called to order by President Loris Thompson, and minutes from March 9, 2020, were approved with corrections. Tom Pado made a motion and Sue Rempert seconded. Minutes from April 13, 2020, were approved. Cody Sheets made a motion and Adam Harvey seconded.

Old Business: None

New Business:

A. Public hearing: Text Amendment (Ordinance No. 14-2020) amending Accessory Uses, Section 4.3 B.1a (area) and section 4.3.b.3

Lesla Ternet gave a brief explanation of the ordinance. The text amendment states Accessory structures shall not exceed a combined total of 10% of the area of any lot/parcel.

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

Sue Rempert made a motion for a favorable recommendation for the text amendment. Barry Lofton seconded.

Roll Call Vote:

Tom Pado – Aye

Adam Harvey – Aye

Loris Thompson – Aye

Cody Sheets – Aye

Greg VanLaere - Aye

Sue Rempert – Aye

Barry Lofton – Aye

B. Public Hearing: Site Plan Review approval, Fast Track Therapy, 120 West Main Street, .35 acres (Curry and Associates, Inc)

The petitioner is proposing to construct a building for a physical therapy office and space to lease. Ric Battershell approached the Plan Commission to explain the four variances. This project has received Design Review approval.

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

Sue Rempert made a motion to approve the site plan based on the contingency that the four variances are approved. Tom Pado seconded it.

Roll Call Vote:

Tom Pado – Aye

Adam Harvey – Aye

Loris Thompson – Aye

Cody Sheets – Aye

Greg VanLaere - Aye

Sue Rempert – Aye

Barry Lofton – Aye

C. Public Hearing: 3-lot Minor Subdivision, Duane & Patricia Lane, on the north side of Lincoln Street, 0.10-mile West of Kentucky Street, 1.66

L. Ternet stated the petitioner had received a variance of the lot width requirement and a special exception to allow two-family dwellings to be constructed in an R2 zoning district. Dale Kruse approached the Plan Commission to seek approval.

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

Adam Harvey motioned to approve the minor subdivision request with the conditions of agreeing with a letter from Banning stating concerns for the following: driveway culverts, sidewalk construction, water meter location, existing power lines, and poles located within the sidewalk and a legend for the existing proposed linework. Cody Sheets seconded.

Roll Call Vote:

Tom Pado – Aye
Adam Harvey – Aye
Loris Thompson – Aye
Cody Sheets – Aye
Greg VanLaere - Aye
Sue Rempert – Aye
Barry Lofton – Aye

D. R2C Architectural Style Recommendation for property located on the south side of Old North Sale Road, approximately 200 feet west of Northview Drive, 2.378 Acres (Duane Lane)

The petitioner is requesting approval of prevailing architectural styles for new home construction on the south side of Old North Salem Road. The staff recommends at least a minimum of four styles be identified.

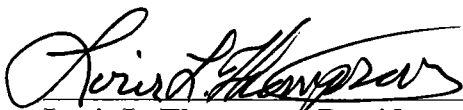
Adam Harvey made a motion to approve National Folk, Ranch, Gable Front, Bungalow Cottage, Tom Pado seconded.

Roll Call Vote:

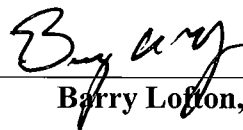
Tom Pado – Aye
Adam Harvey – Aye
Loris Thompson – Aye
Cody Sheets – Aye
Greg VanLaere - Aye
Sue Rempert – Aye
Barry Lofton – Aye

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

The meeting was adjourned at 8:20 p.m.



Loris L. Thompson, President



Barry Lofton, Secretary