

**DANVILLE PLAN COMMISSION
MINUTES
February 8, 2021
7:00 p.m.**

Members Present: Sue Rempert-**via phone**, Loris Thompson, Barry Lofton, Adam Harvey, Chris Gearld, and Jill Howard
Members Absent: Greg Vanlaere
Staff Present: Lesa Ternet and Malynn Hearon
Guests: Ken Edmondson-688 S. Rd 300 E, Shelley and Mike Pike - 2232 E. Main Street, Larry Elliott 2176 E. Main street, Jeff and Shelley Fuehrer 407 N CR 200 E., Richard Henderson and Todd Roberts 11691 Fall Creek Road, Joh Calderon 11 South Meridian Street, Cheryl Croman 475 S Wayne Street, Wayne, and Jane Auger 187 N. 200 East, David Kroll 2823 Lynwood Court, Chet Skwarken 3 Woodland Place

A quorum was established, the meeting was called to order by President Loris Thompson. Barry Lofton made a motion to approve the January 11, 2021 minutes. Jill Howard seconded. Motion passed 6-0.

Old Business:

A. Public Hearing: Site Plan Review, Hawkeye Storage – Out lot 3, Gale at the Crossing 2, located on the northeast corner of East Main Street and County Road East, 4.31 acres.

Lesla Ternet gave a brief description of the proposed self-storage units at the undeveloped property at Gale at the Crossing subdivision described as Out lot 3 that was tabled at the last meeting.

Dale Kruse gave a presentation on Hawkeye Storage; they will be adding landscaping and complying with the Town Lighting requirements. They will add a footpath around the property. Signage would have to go through permitting for proper signage placement so that it is not blocking line of site of traffic. He also addressed staff recommendations of an architectural design. Dale stated the buildings would-be two-tone wainscoting and an 8ft height vertical wall. There will be approximately 380 storage units varying in size. Barry requested that the portion of the pond that is on his property be maintained. David Kroll addressed the commission and stated his concerns regarding architecture, traffic, and parking on Meyer Road.

Jill Howard made a favorable motion to approve the site plan review, with the following conditions:

1. Landscaping and architectural features.
2. Recorded document for maintaining the pond on the portion of their property.
3. Square up Building B to create more extensive vehicle access to reduce traffic congestion on Meyer Road.
4. Reducing Footpath on East Main Street, additional landscape, and ornamental fencing.

Barry Seconded
Motioned passed 6-0

New Business:

A. Public Hearing: Request to rezone property located at approximately 125 North County Road 200 East, from RB Single Family Residential (County) To Planned Unit Development (PUD), 59.70 acres

L. Ternet gave a brief description for a request to rezone for the property located at 125 North County Road 200 West.

Joe Calderon gave a presentation regarding the request to rezone the property to a residential PUD. A rezoning will allow a density of 2.1 units per acre. It will consist of 92 single-family lots and 76 two-family dwelling units of 38 buildings. A traffic report was done, and he explained that the ratings were all A's.

Richard Henderson of Premier Land Company II, LLC came and spoke of the Architectural Standards of the proposed units. Staff is requesting the vinyl be a thickness of 0.44. Premier is presenting it at 0.42. The 38 two-family buildings will be owned by the family and not leased. Barry asked about drainage, and Richard Henderson stated that there was natural drainage with a well-defined channel. He notes the home's drainage release rates will be well below the ordinance requirements.

Loris Thompson opened the public hearing.

Cheryl Cronau 475S Wayne Street representing Danville Friends Church. Her church was worried about drainage issues.

Shelly Pike 2232 E. Main Street, She and her husband are worried about drainage, wells, and septic systems.

Larry Elliott 2176 E Main Street, Retaining trees on the property

Jeff Fueher 345 and 407 N. CR 200 E. Traffic Study did not consider two subdivisions being developed in that area currently. Air traffic patterns flying over the subdivision, his commercial may impact residential and drainage along his property that borders the subdivision.

Loris Thompson closed the public hearing.

Chet Skwarcken spoke and stated that the traffic study analysis had considered existing background growth and the increase of Fairground growth.

Adam made a motion to send a favorable recommendation to the Town Council for rezoning requests with the commitment that is outlined in the letter from Mr. Henderson and staff dated February 8, 2021, with the additional commitment or the 0.44 vinyl thickness.

Jill Howard seconded.

Motion Passed 6-0

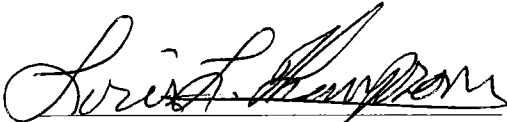
B. Public Hearing: Request to rezone property located at approximately 155 N CR 200 West and 1322 West US Highway 36 from RB single Family Residential (County) to Planned Unit Development (PUD), 387.85 acres (D.R. Horton – Indiana, LLC)


D.R. Horton requested a continuance.

Adam Harvey motion to approve the continuance Jill Howard seconded.

Motion Passed 6-0

The meeting was adjourned at 9:07 p.m.


Loris L. Thompson, President


Barry Lofton, Secretary