

**DANVILLE PLAN COMMISSION
MINUTES
March 10, 2021
7:00 pm.**

Members Present: Sue Rempert, Loris Thompson, Barry Lofton, Greg Vanlaere, Chris Gearld, and Jill Howard
Members Absent Adam Harvey
Staff Present: Lesa Ternet and Will Lacey
Guests: Please see the attached sign-in sheet

A quorum was established, the meeting was called to order by President Loris Thompson.

Old Business:

- A. Public Hearing: Request to rezone property located at approximately 155 North County Road 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)**

Lesla Ternet introduced John Moore, an attorney representing the applicant, who filed a petition to rezone a PUD that will give the presentation.

John Moore and DR Horton Staff gave a presentation regarding the request to rezone the property from RB to a single-family residential PUD project. They gave the following accommodations for the project: provide five acres for Fire Department, place fence along East boundary and North Boundaries in Estate district, 2.63 miles of trails, Traffic, and sub streets to help connect to 39 as well as connect to North Elementary and remove apartments from the project. John Moore addressed the staff for questions or concerns.

Barry Lofton made a comment regarding the Traffic on US 36 and that the road belongs to INDOT. John Moore stated he knows they will have to work with INDOT, but INDOT will not look at a study until the project is approved. Barry Lofton asked if more space could be made available for commercial versus residential. John Moore stated commercial space could be added. Barry Lofton asked if the apartments would be visible from the US 36. John Moore stated the apartments had been removed from the plan and that they would be tow family homes. Greg Vanlaere asked about renderings of side and rear facades and how the amenities will be maintained. John Moore stated they could provide those facades details; the amenities will be maintained by the Homeowners Association. At approximately one hour and thirty minutes into the meeting, the Plan Commission took a 10-minute break. The meeting came back to order at approximately 8:40 pm. John Moore opened the meeting by stating he would eliminate the flats and an additional seven acres of commercial and including a road frontage. Loris Thompson then opened it up for Public comment. See attached sheet with the address of those who spoke. Matt Steward, Justin Tate, David Hunt, Jessica Pedigo, Joanna Armstrong, Donald Smith, Dan Ahrens, Erin Garland, Jessica Eaton, Deborah Rushton, Adam Dupree, David Lee, Greg Black, Ray Whitaker Jr, Missy Edgar, Bernice Thomas, Mark Durbin, Gary Helton, Mike Eaton, Mandy Teal. Community concerns were Traffic, a burden on schools, growing too quickly. Cannot expand utilizes, Horton has a bad reputation, Danville will have to pay for utilities, Impact on the natural environment, sewer issues, impact on

schools, funding, shortage of school buses, teachers, traffic accidents are high in this area, infrastructure, taxes, larger lots, increased population, request for a continuance, not in favor of leases or renters, rather have custom homes, drainage, no apartment, double population, stormwater issues.

Rebuttal:

John Moore addressed complaints about future growth. Reminded them it is a ten-to-twelve-year project. They will have to work with INDOT to make traffic improvements.

Matt Dunn: They do have construction issues, but the majority are happy with their homes. They are committed to and stand behind their homes and construction.

John Moore agrees with a need for grocery stores, but they follow rooftops. They are committed to working with INDOT Infrastructure- will get platted then will be engineered, the developer will pay for infrastructure-schools. He committed to remove apartments and expand the commercial area and road frontage.

In closing, John Moore stated growth is good. If you are not growing, you are not going. He is requesting a favorable recommendation with the commitments made. They are not in favor of a continuance.

Sue Rempert made a motion to deny a request made from Greg Black for a 30-day extension Barry Lofton seconded.

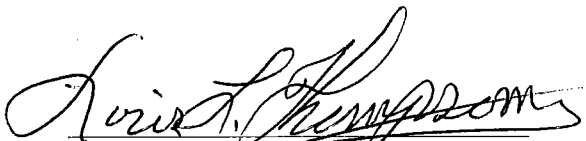
Barry Lofton made a favorable recommendation to approve the request to rezone the property located at 155 North County Road 200 West, and 1322 West US Highway 36 from an RB single family residential to a Planned Unit Development (PUD) with an additional 6 acres for commercial including a frontage for district access. Work with INDOT, town for Road Improvement and remove apartments from the plan. Jill Howard seconded it.

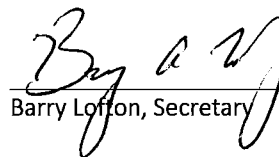
Roll Call Vote:

Chris Gearld – Nay
Sue Rempert – Aye
Jill Howard -Aye
Greg Vanlaere – Aye
Loris Thompson -Aye
Barry Lofton – Aye

Motion Passed 5-1

Meeting Adjourned at 10:13 pm


Loris L. Thompson, President


Barry Lofton, Secretary