

**DANVILLE PLAN COMMISSION
MINUTES
November 8, 2021
7:00 PM**

Members Present: Adam Harvey, Sue Rempert, Loris Thompson, Jill Howard, Barry Lofton
Members Absent: Chris Gerald & Greg Vanlaere
Staff Present: Lesa Ternet and Tasha Hensley
Guests: Aarin Walker

A quorum was established, the meeting was called to order by L. Thompson. J. Howard made a motion to approve the October 12, 2021 minutes. S. Rempert second the motion.
Motion passed 5-0.

Old Business:

A. The bevy, Final plat approval for a 66 lot major subdivision, located on the north side of 10th Street, west of County Road 200 East, 20.88 acres.

Paul Claire, Pyatt Builders, LLC approached the Commission and addressed comments made by staff and the Town's Engineer, Joe Miller.

New Business:

A. Public Hearing: The Bevy, Variance of the Stormwater Technical Standards, Section 6.D to allow a maximum of 3:1 slope on all pond banks, 6' safety ledge with no maintenance ledge or fence.

L. Thompson opened the public hearing. Aarin Walker, adjacent property owner to the east, spoke about concerns of drainage flooding his property located south/east of The Bevy. It was explained how the water would be collected in the storm sewer and the re-routed water would not flood into A. Walkers property. S. Rempert spoke about the 6' safety ledge ensuring it was enough. B. Lofton said he supports the variance for a 6' safety ledge. L. Ternet stated the town engineer had no objections to the proposal of a 6' safety ledge.

S. Rempert made a motion to approve the variance and not allowing wetland plantings in the pond as recommended by staff. A. Harvey seconded.

Roll Call Vote

Adam Harvey – Aye
Sue Rempert – Aye
Loris Thompson – Aye
Jill Howard – Aye
Barry Lofton – Aye

J. Howard made a motion to approve the Bevy final plat subject to working with the adjacent property owner to the east regarding drainage. B. Lofton seconded the motion.

Roll Call Vote

Adam Harvey – Aye
Sue Rempert – Aye
Loris Thompson – Aye
Jill Howard – Aye
Barry Lofton – Aye

B. Site Plan Review, Faith Baptist Church, Parking Lot Expansion, located at 3860 East Main Street, 24.8 acres.

Jerry spoke on behalf of Faith Baptist Church agreeing with staff report and additional parking. He requested the staff work with the church regarding additional landscaping along the front of the expanded parking lot. A. Harvey made a motion to approve subject to adding the total impervious surface for stormwater to the plans and staff working with the church on additional landscaping. S. Rempert seconded the motion.

Roll Call Vote

Adam Harvey – Aye
Sue Rempert – Aye
Loris Thompson – Aye
Jill Howard – Aye
Barry Lofton – Aye

C. Northwood Haven, Section 2, Final Plat approval for an 83 lot major subdivision, located on the north side of 10th Street east of Money Lane, 25.87 acres.

Sean Downey, Arbor Homes, LLC, asked for approval subject to review of final plans. J. Howard made a motion for a continuance. S. Rempert seconded the motion. Motion passed 5-0.

A. Harvey made a motion to adjourn. J. Howard seconded.

There being no further business, the meeting was adjourned at 8:09 p.m.

Loris L. Thompson, President

Barry Lofton, Secretary