

# CASE SUMMARY

## *Site Plan Review*

**Case:** 2025-2263  
Pillars of Freedom, LLC, (Duane Lane) Petitioner, Hawkeye Storage  
Dale Kruse, Kruse Consulting, Inc.

**Request:** Site Plan Approval, Preliminary & Final

**Location:** 402 South CR 400 East

**Acreage:** 28 acres

**Zoning:** IL, Industrial Light

### **Staff Comments:**

Staff recommends this site plan review be continued for thirty (30) days, to allow additional time for the submittal of revised plans addressing staff comments from the TAC meeting.

### **Plan Commission Action on Site Plan:**

*Approve Site Plan*  
*Deny Site Plan*  
*Approve Site Plan with conditions*



# ADVISORY PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122  
317-745-4180 | [www.danvilleindiana.org](http://www.danvilleindiana.org)

Date of Hearing: 10-8-25  
Plan Commission Action: \_\_\_\_\_



App. No.: 2025-2263  
Fees: \$2,320.00  
Received By: LT

PL Fee \$ 2,120.00  
Storm \$ 200.00

## APPLICATION FOR APPROVAL (Check all that apply)

- ☐ Plat    ☐ Replat    ☐ Revision    ☐ Amendment    ☐ Minor Plat    ☐ PUD  
☒ SPR    ☐ Rezone    ☐ Exempt Subdivision

\* Please fill out the form in its entirety

Name (s) of Owner (s) Pillars of Freedom, LLC.

Address (s) 291 East Main Street, Danville, IN 46122

Phone (s) 317-227-9923 Email (s) rentals.lpm@gmail.com

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor:

Address (s) Kruse Consulting, Inc. 7384 Business Center Drive, Avon, IN 46123

Phone (s) 317-272-5508 Email (s) dkruse@kruseconsulting.com

I (We) do hereby apply for approval of the following described plat of a subdivision in accordance with the Subdivision Control Ordinance. I (We) am (are) the owner (s) of the real estate included in said subdivision.

Name of Subdivision: Hawkeye Storage

Address of Subject Property: 402 South County Road 400 East, Danville, IN 46122

Generally described as follows:

Area (in acres): approximately 28 acres Number of Lots: 1

Existing Zoning District (if applicable to rezone): IL

Proposed Zoning District (if applicable to rezone): Same - No Change

Parcel ID#: 32-10-07-200-013.000-003, -200-012.000-003, -200-020.000-003, -200-018.000-003 Current Zoning District: IL

Feet of new streets to be dedicated to the public: -0-

Feet of sanitary sewers to be dedicated to the public: -0-

Feet of water main to be dedicated to the public: -0-

Feet of storm sewer to be dedicated to the public: -0-

STATE OF INDIANA )

) SS:

HENDRICKS COUNTY )

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

Duane Lane  
Signature of Owner/Applicant (s)  
Duane Lane, Member  
Title of Applicant

# Beacon™ Town of Danville, IN



## Overview



## Legend

- Roads
- Parcels
- Danville Corporate Boundary

Parcel ID	32-10-07-200-012.000-003	Alternate ID	17-2-07-51E 200-012	Owner Address	PILLARS OF FREEDOM LLC
Sec/Twp/Rng	0007-0015-1E	Class	AGRICULTURAL - VACANT LAND		291 E MAIN ST
Property Address		Acreage	8.77		Danville, IN 46122
District	Town Of Danville				
Brief Tax Description	Pt Ne 7-15-1E 8.77 ac				
	2.48-2-2-1				
	06/07 PT TO 02-2-07-51E 200-018				
	CONSERVANCY				
	07/08 pt to 02-2-07-51e 200-019				
	23/24 ANNEX FROM 002-207511-200012				
	(Note: Not to be used on legal documents)				

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