

## **DANVILLE PLAN COMMISSION**

### **MINUTES**

**November 12<sup>th</sup>, 2025**

**7:00 PM**

**Members Present:** Adam Harvey, Jill Howard, David Potter, Michael Chatham, Loris Thompson, Sue Rempert, Barry Lofton  
**Members Absent:** None  
**Staff Present:** Lesa Ternet, Brittany Mays  
**Guests:** Scott Perkins, Dale Kruse, John Finley  
**Legal:** Chou-il Lee - Taft Law

A quorum was established, and the meeting was called to order by L. Thompson.

S. Rempert made a motion to approve minutes from the October 18<sup>th</sup>, 2025, meeting. D. Potter seconded the motion. Motion carried 7-0.

#### **Old Business:**

**A. Public Hearing: Pillars of Freedom (Hawkeye Storage, Self-Storage Facility) Duane Lane, Site Plan Review, located at 402 South County Road 400 East, Kruse Consulting, Representative.**

D. Kruse presented the project. He stated they would be petitioning to add 22 buildings onto the existing business. Kruse continued to state they would be marketed as flex space, with a max size of 9,600 square feet. D. Kruse stated they would also be adding an office building that would house a community forklift and would be available to rent for tenants. He stated there were two retention ponds on the property. Kruse stated the only building that would receive utilities was the office building, and it would receive water and sewer service. The sewer service would come from West Central Conservancy District, and they were working with Citizens for water supply. He continued to state they would extend the right of way along County Road 400 North, to the north and south property lines. D. Kruse stated the staff were recommending a trail be constructed, but they wanted to request a waiver from that requirement. Kruse stated there was no connection to the trail, since there is an existing railroad and Highway US-36. He stated there would be a vinyl coated black chain link security fence with a Knox Box to allow emergency personnel access to the property. Barry asked legal counsel if there were any issues with liability with the trail not being put in, and would the trail apply to a site plan review with the way the UDO is written. C. Lee responded that he would talk with Barry offline about any liability issues and he would need to look up the UDO before answering if it applied to a site plan review or not. The meeting was opened to the public. No public comment. The meeting was closed to the public. C. Lee stated he had done his research on the UDO during the Commission's discussion, and as he understood it, the trail would require a waiver from the requirement of a sidewalk or trail, or an agreement for a right of way to be recorded. S. Rempert made a motion to approve with the conditions stated in the staff letter, including a right of way designated for future sidewalks or trails to be included on the site plan. D. Potter seconded the motion. B. Lofton abstained. Motion carried 6-1.

**Roll Call Vote:**

D. Potter – Aye  
S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatham – Aye  
B. Lofton - Abstained

**New Business:**

- A. Design Review Committee Recommendations: The Design Review Committee met on November 5, 2025, to review the architectural elements for compliance with the Corridor Protection Overlay District. The Committee forwarded a favorable recommendation to the Plan Commission for final approval: 20 West Main Street, Exterior Renovation.**

S. Perkins presented the project. He stated they were proposing the addition of two new doors on the west side of the building. Perkins continued to state the current parking area would be a future outdoor dining area. S. Perkins stated on the second floor there would be 4 offices with a conference room in the middle, and they were proposing to add a window to the conference room. He stated the existing storefront would remain in appearance. B. Lofton stated he would like to get engineer drawings to see how the walls will be cut. J. Howard made a motion to approve. M. Chatham seconded the motion. Motion carried 7-0.

**Roll Call Vote:**

D. Potter – Aye  
S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatham – Aye  
B. Lofton – Aye

- B. Design Review Committee Recommendations: The Design Review Committee met on November 5, 2025, to review the architectural elements for compliance with the Corridor Protection Overlay District. The Committee forwarded a favorable recommendation to the Plan Commission for final approval: 1 South Washington Street, Exterior Renovation.**

J. Finley presented the project. He stated they were proposing the replacement of existing windows on the west and north side of the building. Finley continued to state they would also be replacing the door and transom. He stated on the northwest side of the building they planned to remove the existing lower windows and doors and replace them with storefront window units. D. Potter made a motion to approve with the recommendations from the Design Review Committee's meeting on November 5th, 2025. S. Rempert made a motion to approve. Motion carried 7-0.

**Roll Call Vote:**

D. Potter – Aye  
S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatham – Aye  
B. Lofton – Aye

**Other Business:** None

**Report of Officers, Committees and Staff:** None

With there being no further business, the meeting was adjourned at 8:16 p.m.

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**Loris Thompson, President**

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**Barry Lofton, Secretary**