

TOWN PLANNER ANNUAL REPORT SUMMARY (2025)

This report summarizes the activity of the Planning Department in 2025.

Planning and Zoning revenue increased by approximately 20% from 2023. Fees collected totaled approximately \$27,158.65 in 2025 and \$22,632.35 in 2024. This includes all fees from the Board of Zoning Appeals, Advisory Plan Commission, Design Review Committee, and Annexations. Annexation fees were reduced due to de-watering of existing wells.

The total number of petitions to the Board of Zoning Appeals was overall reduced from 2024, with 8 development standards variances, 2 Special Exceptions, and 2 use variances. Petitions to the Plan Commission decreased by approximately 8% from 2024, with 6 Final Plats, 9 Site Plan Reviews, 2 Rezones and 4 Architectural Reviews (DRC). Additionally, there were 15 Annexations in 2025, reflecting a 66% increase from 2024.

The Planning Department began the process to update the Town's 2010 Thoroughfare Plan to guide long-term transportation, roadway connectivity, and access planning network improvements for our community. HWC was awarded the contract for consulting services to assist with updating the Plan. A Steering Committee has been selected and has conducted two (2) meetings to date. In addition, Key Stakeholders have been contacted, and interviews have been scheduled for February 3, 2026. There will be public workshops and surveys to provide adequate opportunity for input from the citizens of Danville.

The Planning Department along with the Parks Director was successful in getting READI 2.0 funds to be used for a trail project. The Planning Department continues to attend board meetings for the Central Indiana Regional Development Authority (CIRDA) to promote regional planning efforts.

The Redevelopment Commission continues to play an active role in promoting and implementing economic development initiatives for the Town. The RDC has contracted with a consultant to provide a variety of services for economic development guidance for the entire community, with initial work focused on potential development opportunities in the areas around Hendricks County Airport. This is the first Task to be done by reviewing projects/policies and collecting additional data to gain an understanding of the community's characteristics. Additionally, the RDC is working to promote industrial development in the southeast part of town by assisting with utility extensions. The RDC continues to look at areas in need of establishing Tax Increment Financing (TIF) districts. The Planning Department also collaborates with the RDC's legal counsel to ensure compliance with annual reporting requirements.

The Planning Department continues to attend conferences hosted by the American Planning Association (APA) to stay current on national land use trends and best practices, supporting ongoing professional development opportunities. In addition, staff regularly participates in webinars offered by the Accelerate Indiana Municipalities (AIM) and other governmental agencies, including the Office of Community and Rural Affairs (OCRA).

The addition of a Planning Technician to the department has been highly effective in supporting the daily Planning and Zoning operations and has enabled the Town Planner to focus on the Town's long-term planning goals. In addition, the department has been able to develop standardized procedures and checklists to improve application submittals. The department is in the process of adding a Planning and Zoning portal in iWorq for online submittals of applications to improve efficiency and accessibility on projects and zoning requests.