

TOWN OF DANVILLE

February 5, 2026

Tommy Owens
GSDF, LLC
1095 West County Road 100 South
Danville, IN 46122

RE: Design Review Committee Recommendations

Mr. Owens:

On February 4, 2026, the Design Review Committee (DRC) reviewed your request for a sign on property located at 132 West Main Street. The Committee voted 4-0 in favor of forwarding a favorable recommendation to the Danville Plan Commission.

This recommendation will now be presented to the Danville Plan Commission for consideration and potential approval of your proposed sign on February 11, 2026, at 7:00 p.m. Your attendance is required to present your project and be heard.

Feel free to contact me with any questions or comments.

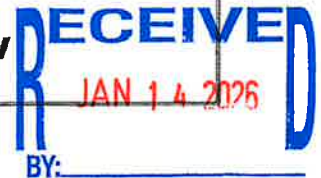
Thank you,



Lesa Ternet
Town Planner

Copy: Horner Real Estate Group
Hoosier Sign Guy

2026-2279

Application for CPOD Design Review**APPLICANT INFORMATION**

Name of Applicant: GSD F LLC
 Mailing Address: 1095 W. CR. 100 S. DANVILLE, IN 46122
 Phone: 317-446-8710 Email: TOMMYSTYCKSGMAIL.COM
 Property Owner(s): HORNER REAL ESTATE GROUP LLC
 Mailing Address: 3660 S. SR 39, DANVILLE, IN 46122
 Phone: 317-524-8570 Email: AMIE@FAST-TRACKTHERAPY.COM
 Project Engineer/Architect: HOSSIER SIGN GUY
 Address: 4484 S. SR 19, TIPTON, IN 46072
 Phone: 317-984-5500 Email: ANDREW@HOSSIERSIGNGUY.COM

PROJECT INFORMATION

Location of Project: 120 W. MAIN ST SUITE B, DANVILLE, IN 46122
 Existing Use of Property: N/A Current Zoning: _____
 Proposed Use of Property: FITNESS CENTER Acreage: 0.2
 Type of Activity: New Construction _____ Exterior Renovation _____ Sign X
 Est. Project Cost: 4,878.67 Est. Start Date: ROW APPROVAL

Documents to be included with application (1 original and 1 electronic):

- ☒ Building elevations of all elevations new and/or altered
- ☒ Color samples
- ☒ Photos of adjacent structures
- ☒ Signage and/or lighting
- ☒ List of work to be completed in numerical order
- ☒ Letter of Intent describing in detail the scope of work to be performed

Signature of Applicant: _____ Date: 1/14/26

APPLICATION FEES

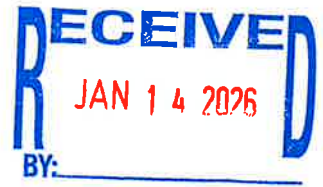
Residential	\$50
Residential accessory >150 sq ft	\$25
Commercial	\$150
Commercial accessory	\$100
Sign	\$50 <u>\$100</u>

Fee paid: \$100 Received by: Dana Hunt Date: 1-16-26

PETITIONER MUST BE PRESENT FOR DRC & PC MEETINGS

List of Work to be completed in numerical order:

1. Sign will be designed and created off-site
2. Sign to be installed



Letter of Intent describing in detail work to be performed:

This project for CPOD Design Review is only for the creation and installation of a business sign at 120 W Main St. Suite B. The sign will be created from ½" thick acrylic letters. It will be flush mounted with studs into the wall. There is currently exterior lighting on the building and no additional lighting will be required. The road frontage along W Main St for this half of the building only is 60 feet. Total square footage for the sign is just under 30 square feet.

RECEIVED
JAN 14 2026

ACRYLIC FCO LETTERS

Qty. 1: 125" w x 34.28" h overall size / 29.75 SF

FRONT

125" OAW

SIDE

BY: _____

1/2 inch
acrylic
FCO's

APOTHECARY
FITNESS

34.28" h

14.7" h

13" h

APOTHECARY
FITNESS 24/7

PERSPECTIVE

SIGN DETAILS:

1/2 inch acrylic FCO's painted Satin Black. Letters will be flush mounted on building facade using typical hardware.

SIGN SCOPE: Permit, Manufacture, and Install

COLOR SPECS: Vinyl

■ Satin Black

COLOR SPECS: Paint



317-984-5500

4484 S. State Road 19, Tipton IN 46072

hsgsigns.com

DESIGN APPROVAL

CLIENT SIGNATURE X _____

DATE _____

Before signing this Artwork Approval Form, please be sure to review your proof carefully and confirm that every detail on your proof is correct including wording, dates, spelling, punctuation, capitalization, color choices, layout and graphics. We do our best to alert you to color choices we think will make wording difficult to read. Ultimately, it is the responsibility of the customer to choose their colors. Since all computer monitors and devices display color differently, we cannot guarantee print colors will match colors viewed on screen. For these reasons, we do not accept returns based on color nor do we accept returns for approved proof errors. If Pantone colors are specified, they will be matched according to Pantone specifications and be matched as close as possible. **All artwork is property of Hoosier Sign Guy and is protected by copyright laws. External distribution is prohibited.**

RECEIVED
JAN 14 2026
BY: _____





RECEIVED
JAN 14 2025
BY: _____

ACRYLIC FCO LETTERS

Qty.1: 125"w x 34.28"h overall size / 29.75 SF



SIGN DETAILS:

1/2 inch acrylic FCO's painted Satin Black. Letters will be flush mounted on building facade using typical hardware.

SIGN SCOPE: Permit, Manufacture, and Install

COLOR SPECS: Vinyl	COLOR SPECS: Paint
☒ Satin Black	



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DESIGN APPROVAL

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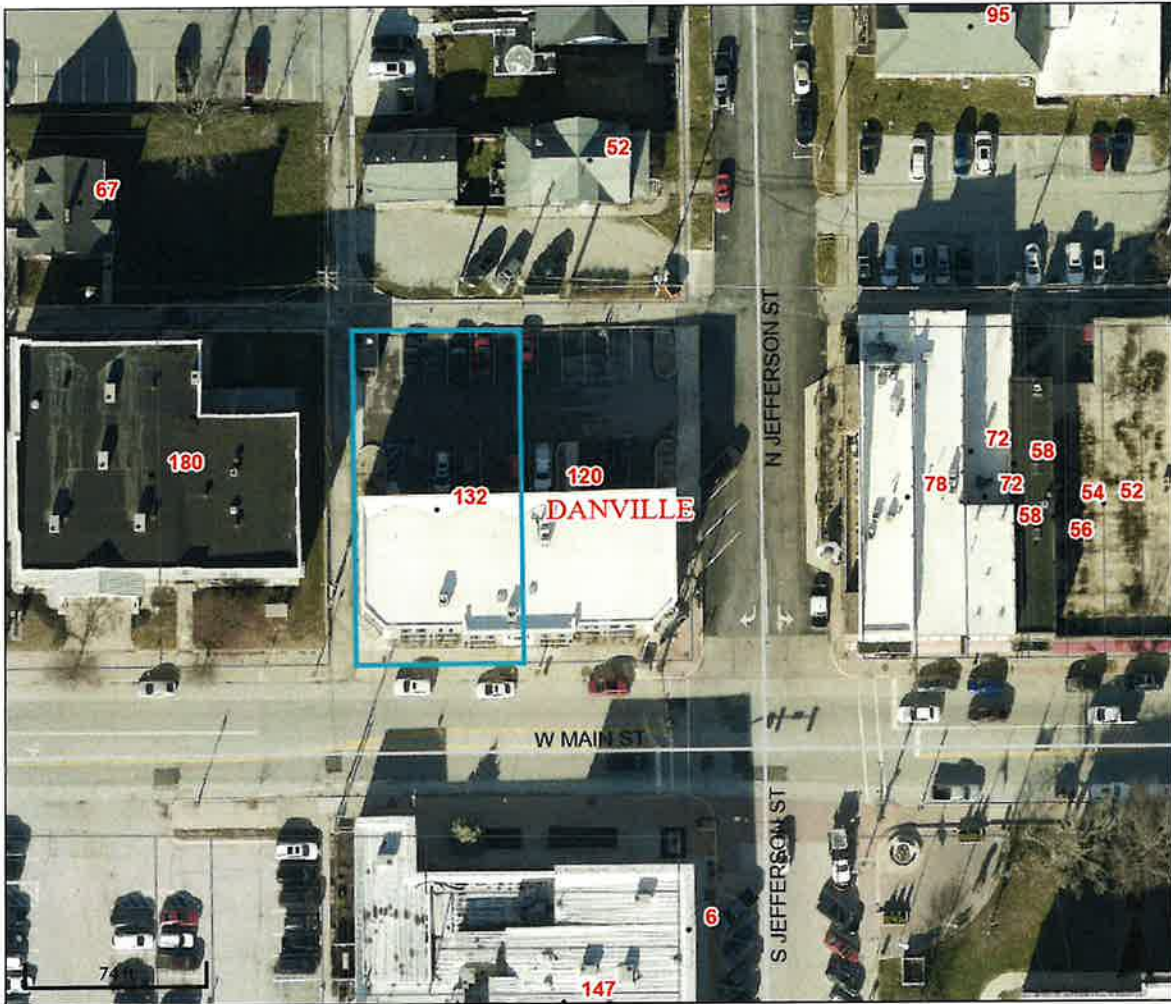
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Overview



Legend

- Roads
- Addresses
- Parcels
- Danville Corporate Boundary

Parcel ID	32-11-04-488-006.000-003	Alternate ID	17-1-04-51W 488-006	Owner Address	HORNER REAL ESTATE GROUP LLC 3690 S STATE ROAD 39 Danville, IN 46122
Sec/Twp/Rng	0004-0015-1w	Class	COMMERCIAL VACANT LAND		
Property Address		Acreage	n/a		
District	Town Of Danville				
Brief Tax Description	Lot 5 Original Town Block 14 17.13-5-1 (Note: Not to be used on legal documents)				

Date created: 1/30/2026

Last Data Uploaded: 1/30/2026 9:02:13 AM

Developed by  SCHNEIDER
GEOSPATIAL