

DANVILLE BOARD OF ZONING APPEALS
Meeting Minutes
January 21st, 2026
6:00 PM

Members Present: Kevin Tussey, Tracie Shearer, Tiffany Dalton, Randy Waltz, Jill Howard
Members Absent: None
Staff Present: Lesa Ternet, Brittany Mays
Legal: Graham Youngs -Steuerwald, Witham, & Youngs, LLP
Guests: Sherri Spurlock, Janice Kulka, Michael Chatham

A quorum was established, and the meeting was called to order by K. Tussey. The minutes from November 19th, 2025, were approved. J. Howard made a motion to approve. T. Dalton seconded the motion. Motion carried 4-0.

Elect Officers:

T. Dalton made a motion to elect K. Tussey as President. R. Waltz seconded the motion. Motion carried 4-0.

J. Howard made a motion to elect R. Waltz as Vice President. T. Dalton seconded the motion. Motion carried 4-0.

R. Waltz made a motion to elect J. Howard as Secretary. T. Dalton seconded the motion. Motion carried 4-0.

Swear in Participants: R. Waltz swore in Sherri Spurlock and Janice Kulka

T. Shearer arrived at 6:05 P.M.

Old Business: None

New Business:

- A. PUBLIC HEARING: A use variance to allow a Florist and Gift Shop (UDO Table 2.1 Permitted and Special Exception Land Uses) in the Residential Urban (RU) zoning district & Corridor Protection Overlay District (CPOD), located at 696 West Main Street.**
(Sherri Spurlock)

S. Spurlock presented the project. She also stated she would like to expand the business by adding a garden center at the rear of the property in the future. T. Dalton asked where the drive access was located. S. Spurlock stated the drive access was off Maple. K. Tussey opened the meeting to the public. J. Kulka stated

she lived at 633 West Main Street, and she was opposed to the variance. Kulka asked where the signage would be located on the property. L. Ternet stated in a residential district the sign would be a hanging sign. Ternet continued to state it would be limited to being hung on the porch or the side of the property. J. Kulka stated she also had concerns about parking, due to limited space for parked cars on Maple Street. Kulka continued to state she believed the property should be ADA compliant. T. Shearer asked S. Spurlock how many parking spaces she had. S. Spurlock stated she currently has seven spaces for parking. Spurlock continued to state she planned on making the property ADA compliant. L. Ternet stated the staff would be looking at ADA compliance during the admin site plan review. K. Tussey stated he believed traffic was congested in the area because the only entrance to the bank was on Main Street. M. Chatham stated there are multiple general businesses in the area. K. Tussey stated the businesses M. Chatham was referring to have been in business for many years. L. Ternet stated the businesses in the area are professional offices offering professional services, not retail businesses. The meeting was closed to the public. T. Shearer made a motion to deny. J. Howard seconded the motion.

Roll Call Vote:

R. Waltz – Nay
T. Shearer – Aye
K. Tussey – Nay
J. Howard – Nay
T. Dalton – Aye

The petition failed to receive the required majority vote of the Board.

R. Waltz made a motion to approve. J. Howard seconded the motion.

Roll Call Vote:

R. Waltz – Aye
T. Shearer – Nay
K. Tussey – Aye
J. Howard – Nay
T. Dalton – Nay

The petition failed to receive the required majority vote of the Board.

K. Tussey stated the motion failed and the petition was denied.

Other Business: None

Report of Officers and Committees:

Lesa stated there would be a meeting in February.

With there being no further business before the board, T. Dalton made a motion to adjourn
T. Shearer seconded the motion.

The meeting was adjourned at 6:58 P.M.

Kevin Tussey - President

Randy Waltz – Vice President