

DANVILLE PLAN COMMISSION

MINUTES

February 11th, 2026

7:00 PM

Members Present: Adam Harvey, David Potter, Michael Chatham, Loris Thompson, Sue Rempert, Barry Lofton
Members Absent: Jill Howard
Staff Present: Lesa Ternet, Brittany Mays
Guests: John J. Moore, Tommy Owens
Legal: Greg Steuerwald – Steuerwald, Witham, & Youngs, LLP

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

A. Harvey made a motion to approve minutes from the December 10th, 2025, meeting. S. Rempert seconded the motion. Motion carried 6-0.

Election of Officers:

M. Chatham made a motion to elect L. Thompson as President. S. Rempert seconded the motion. Motion carried 6-0.

B. Lofton made a motion to elect A. Harvey as Vice-President. S. Rempert seconded the motion. Motion carried 6-0.

A. Harvey made a motion to elect B. Lofton as Secretary. M. Chatham seconded the motion. Motion carried 6-0.

Appoint BZA Member

S. Rempert made a motion to appoint Jill Howard to the Board of Zoning Appeals. B. Lofton seconded the motion. Motion carried 6-0.

Appoint Design Review Committee Members

A. Harvey made a motion to appoint Sue Rempert to the Design Review Committee. B. Lofton seconded the motion. Motion carried 6-0.

Old Business:

- A. Public Hearing: Calvary Chapel Worship Center of Danville, Site Plan Review (Building Expansion), located at 2165 East Main Street**
(Jeremy Portillo, Retrofit Design)

L. Ternet stated the staff were asking for a 30-day continuance. D. Potter made a motion to approve. S. Rempert seconded the motion. Motion carried 6-0.

Design Review Committee Recommendations:

**A. GSFD LLC, (Sign) 132 West Main Street
(Tommy Owens)**

L. Ternet stated the petitioner presented the project in front of the Design Review Committee and was given a favorable recommendation. A. Harvey made a motion to approve. D. Potter seconded the motion. Motion carried 6-0.

Roll Call Vote:

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

New Business:

A. Public Hearing: D.R. Horton – Indiana, LLC & LAR – LAN Enterprises, LLC, Amendment to the Planned Unit Development, Parks at Miles Farm & Villas at Miles farm, located north of US Highway 36 between Mackey Road and North County Road 200 West, approximately 99 acres (John J. Moore, Tuohy, Bailey, & Moore, LLP)

J. Moore presented the request to amend the Miles Farm PUD Concept Plan. He explained the petitioner was seeking approval to relocate rental units from the Parks at Miles Farm section to the Villas section, noting the overall number of rental units within Miles Farm would remain unchanged. Moore also stated the petitioner was requesting a revision to the architectural standards for the Villas section to require a brick or stone wainscot on the front elevation up to the bottom of the first-floor windows instead of 100 percent brick requirement on the front elevation of the first floor, excluding windows and doors, with all other architectural standards remaining in place. Additionally, Moore indicated the petitioner was proposing to modify the age restriction within the Villas section from “55 and over” to “55 and over targeted.”

Commission discussion followed. L. Thompson expressed no objection to reducing the brick requirement, noting it would allow greater flexibility in exterior color options, and also stated support for relocating the rental units from the Parks section to the Villas section. B. Lofton inquired whether either development area would be maintained by a third party, to which J. Moore responded that the rental portion would be maintained by a third-party entity. S. Rempert commented that third-party maintenance should be documented in writing to ensure enforceability. Rempert also stated her preference for retaining the Villas section as a restricted 55 and over community rather than changing it to targeted. D. Potter agreed that the age restriction should remain in place and further stated he would prefer the existing brick requirement remain unchanged due to its low maintenance.

The public hearing was then opened. The following individuals spoke in opposition: Deborah Rushton, Brad Belcher, Jessica Eaton Flohr, Ginger Terry, Kathy Bassett, Robert Jones, Josh Royer, Daniel Hendry,

Gordon Cotton, Mike Irving, Mike Eaton, Ray Whitaker Jr., Jacki Copeland, Phacharadenai Thualphia, Don Gee, Stephen Donahue, Darrin Burch, and Clint Heel. Concerns expressed included maintaining the existing brick standards, preserving the restricted 55+ designation, potential impacts on property values, the Town's ability to provide services based on the current tax base, and public safety considerations related to police and fire protection.

The public hearing was closed. J. Moore suggested the item be tabled for 30 days to allow additional time for review of information and consideration of concerns raised. D. Potter made a motion to table the request for 30 days. M. Chatham seconded the motion. The motion carried by a vote of 6–0.

Other Business: None

Report of Officers, Committees and Staff: None

With there being no further business, the meeting was adjourned at 8:59 p.m.

Loris Thompson, President

Barry Lofton, Secretary