

**DANVILLE PLAN COMMISSION  
MINUTES  
November 9<sup>th</sup>, 2022  
7:00 PM**

**Members Present:** Nancy Leavitt, Adam Harvey, Loris Thompson, Sue Rempert, Michael Chatham, Barry Lofton, Jill Howard  
**Members Absent:** None  
**Staff Present:** Lesa Ternet, Tasha Hensley  
**Guests:** None

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

A. Harvey made a motion to approve minutes from October 12<sup>th</sup>, 2022, meeting. M. Chatham seconded the motion, motion passed 7-0.

**Old Business:**

**A. Hawkeye Storage, for a self-storage facility, located on the east side of County Road 300 East south of U.S. Highway 36, 45.46 acres**

Representatives were not present to present this project. Homeowner Douglas Ledgerwood was present to express his concerns with drainage. B. Lofton asked him to express his concerns to the commission. D. Ledgerwood expressed his concerns. S. Rempert asked D. Ledgerwood if he wouldn't mind coming back in 30 days to express his concerns again as long as someone from Hawkeye is present. D. Ledgerwood said he could do that. S. Rempert made a motion to continue for 30 days. J. Howard seconded the motion.

**Roll Call Vote:**

N. Leavitt – Aye  
A. Harvey – Aye  
L. Thompson - Aye  
S. Rempert – Aye  
J. Howard - Aye  
M. Chatham - Aye  
B. Lofton – Aye  
Motion Passed 7-0.

**B. Miles Farm, Section 2A, 100-lots, located on the north side of West Main Street, west of Mackey Road, 62.95 acres**

Drew Zimmerman presented the new trail plans that staff had concerns about and stated they are working with INDOT to secure permits for the entrance off Main Street. S. Rempert asked for a definition of Rule 5. B. Lofton stated Rule 5 had to do with erosion control and was required if there was more than one (1) acre of land being disturbed. S. Rempert asked about the letter from Joe Miller with Banning Engineering. J. Miller reviewed the letter. S. Rempert asked when construction was to start. Mark Bridwell with DR Horton stated that the goal was the first quarter of 2023. S. Rempert made a motion to approve the final plat for section 2A subject to comments in the Staff

Summary and comments stated in the review letter dated November 4, 2022 by Joe Miller, Banning Engineering. N. Leavitt seconded the motion.

**Roll Call Vote:**

N. Leavitt – Aye  
A. Harvey – Aye  
L. Thompson - Aye  
S. Rempert – Aye  
J. Howard - Aye  
M. Chatham - Aye  
B. Lofton – Aye  
Motion Passed 7-0.

**C. Miles Farm, Section 2B, 67-lots, located on the north side of West Main Street, west of Mackey Road, 16.66 acres**

L. Ternet stated approval could be made subject to the same conditions as section 2A. J. Howard made a motion to approve the final plat request for section 2B with conditions made in the Staff Summary and comments stated in the review letter dated November 4, 2022 by Joe Miller, Banning Engineering. A. Harvey seconded the motion.

**Roll Call Vote:**

N. Leavitt – Aye  
A. Harvey – Aye  
L. Thompson - Aye  
S. Rempert – Aye  
J. Howard - Aye  
M. Chatham - Aye  
B. Lofton – Aye  
Motion Passed 7-0.

**New Business:**

**A. Quail West, Request for Model Homes, Lot 109 & 110 (Pyatt Builders, LLC)**

B. Lofton stated he had concerns of issuing model home permits without the roads not being installed recommended the base be completed at a minimum. L. Ternet stated that the PUD ordinance would have to be met and would be reviewed before any permit is issued. A. Harvey made a motion to approve with the condition that roads have a base prior to issuing a permit. M. Chatham seconded the motion.

**Roll Call Vote:**

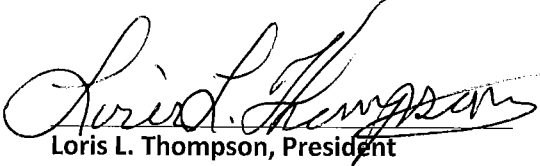
N. Leavitt – Aye  
A. Harvey – Aye  
L. Thompson - Aye  
S. Rempert – Aye  
J. Howard - Aye  
M. Chatham - Aye  
B. Lofton – Aye

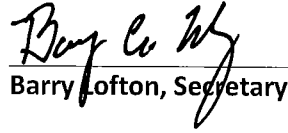
Motion Passed 7-0.

Items for Discussion: None

Report of Officers, Committees and Staff: None

With there being no further business, the meeting was adjourned at 7:58 p.m.

  
Loris L. Thompson, President

  
Barry Lofton, Secretary