

**DANVILLE BOARD OF ZONING APPEALS**  
**Meeting Minutes**  
**August 16<sup>th</sup>, 2023**  
**6:00 PM**

Members Present: Kevin Tussey, Tracie Shearer, Jill Howard, Randy Waltz  
Members Absent: Roger Smith  
Staff Present: Lesa Ternet, Tasha Hensley  
Legal Representation: Kayla-Moody Grant & Chou-il Lee - Taft Law  
Guests: Kurt Allen, Niko Romero, Ryan Satchell

A quorum was established, and the meeting was called to order by K. Tussey. The minutes from July 19<sup>th</sup>, 2023, were approved. J. Howard (motion) and R. Waltz (seconded). Motion passed 4-0.

**New Business:**

- A. Public Hearing: A development standards variance to allow a six (6) foot fence within the front yard setback (ZO Section 13.1.8.D.1) in a Residential 2 (R2) zoning district on property located at 1912 Windsor Lane (Niko Romero)**

N. Romero explained his need to replace his current deteriorating fence. T. Shearer asked if the photo provided in the packet was what he planned to replace his current fence with. N. Romero replied yes. The meeting was open to the public, with no public comment. The meeting was closed to the public. J Howard made a motion to approve with no conditions. T. Shearer seconded the motion.

**Roll Call Vote:**

J. Howard – Aye  
R. Waltz- Aye  
K. Tussey - Aye  
T. Shearer – Aye  
Motion carried 4-0

- B. Public Hearing: A development standards variance to allow an accessory building to exceed the maximum height of fifteen (15) feet (ZO Section 4.3.B.1.c) in Residential 2 Central (R2C) zoning district on property located at 52 Maple Street. (Matthew & April Klimas)**

The Republican newspaper made an error and proper notification for this item was not met. R. Waltz made a motion to continue this and place it on the special meeting

agenda to be held on August 29<sup>th</sup> at 6 pm. J. Howard seconded the motion. Motion carried 4-0.

**C. Public hearing: A development standards variance to allow an accessory building to exceed the maximum height of fifteen (15) feet (ZO Section 4.3.V.1.c) in an Industrial General (IG) zoning district on property located at 98 West Lincoln Street (Ryan Satchell, Co-Alliance)**

L. Ternet stated that the property just went through a recent re-zone, but it was noted that the proposed building exceeded height requirements. R. Satchell stated that the building was only going to be used to shelter equipment from the weather. K. Tussey asked if the overall height was measured from the gravel base. R. Satchell replied yes. The meeting was open to the public, with no public comment. T. Shearer made a motion to approve with no conditions. J. Howard seconded the motion.

**Roll Call Vote:**

J. Howard – Aye

R. Waltz- Aye

K. Tussey - Aye

T. Shearer – Aye

Motion carried 4-0

**D. Public Hearing: A special exception to allow manufacturing/assembly of ammunition (ZO Section 10.4.C.9) in an Industrial General (IG) zoning district on property located at 842 South Tennessee Street (Kurt Allen, Vitalis Precision Ammunition)**

K. Allen gave a description of the type of business he was proposing. He stated that he does not sell firearms or weapons, this was strictly ammunition and the ammunition he assembled was not considered explosive. He stated that there would be no public coming into this location as he would sell wholesale only. L. Ternet read the letter from Co-Alliance and K. Allen answered all the questions Co-Alliance had. K. Allen stated that the powder would be stored in a blast box. He stated that he will be installing fire suppression walls where required. He stated he has not acquired any licensing, as he was awaiting approval from the BZA before he took that next step. He explained that there were ways to prevent fire risk, such as eliminating static risk. To eliminate static, the building would not have carpet. J. Howard asked if the building would have any signage. K. Allen stated there would be no signage. He stated the building is already under video surveillance, and that he plans to install a steel security door. T. Shearer asked what all approvals would be needed before he could operate. K. Allen stated he would need to go to the Department of Homeland Security for possible permits, he would need to obtain a license from Alcohol, Tobacco, and Firearms (ATF), he would need to obtain special insurance and he would install fire suppression as required. J.

Howard asked how he planned to ship material as USPS does not allow this. He stated that he can ship with FedEx or UPS. There are special labels that need to be placed on the shipping containers, but those labels do not include explosive or flammable as this product does not hold that risk. The meeting was open to the public, with no public comment. The meeting was closed to the public. J. Howard made a motion to continue to the August 29<sup>th</sup> meeting asking the petitioner to return with additional information and a statement from the town's Fire Marshall. R. Waltz seconded the motion. Motion carried 4-0.

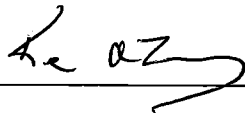
- E. Public Hearing: A development standards variance to permit more than one principal use on a parcel (ZP Section 4.2) in an Industrial General (IG) zoning district on property located at 842 South Tennessee Street (Kurt Allen, Vitalis Precision Ammunition)**

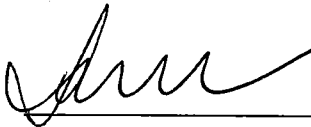
J. Howard made a motion to continue to the August 29<sup>th</sup> meeting. T. Shearer seconded the motion. Motion carried 4-0.

**Other Business: None**

**Report of Officers and Committees: None**

There being no further business before the board, the meeting was adjourned at 7:15 P.M.

  
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Kevin Tussey - President

  
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Tracie Shearer – Vice President