

TOWN OF DANVILLE

**Danville Plan Commission
September 11, 2024
7:00 PM**

AGENDA

- I. Call Meeting to Order**
 - Pledge of Allegiance
 - Establish Quorum
 - Approve Minutes

- II. Old Business: None**

- III. New Business:**
 - A. Public Hearing: Jeremiah Holdings, LLC (Hawkeye Storage) Minor Plat, located at 27 North County Road 300 East, 1.29 acres**
(Dale Kruse, Kruse Consulting, Inc.)

 - B. Public Hearing: Site Plan Review, Jeremiah Holdings, LLC (Hawkeye Storage) Minor Plat, located at 27 North County Road 300 East, 1.29 acres**
(Dale Kruse, Kruse Consulting, Inc.)

- IV. Other Business: None**

- V. Report of Officers, Committees and Staff**

- VI. Adjourn**

**Next Meeting:
October 9, 2024**

DANVILLE PLAN COMMISSION

MINUTES

June 12th, 2024

7:00 PM

Members Present: Loris Thompson, Sue Rempert, Barry Lofton, Jill Howard, David Potter
Members Absent: Adam Harvey, Michael Chatham
Staff Present: Lesa Ternet, Brittany Mays
Guests: Mark Bridwell, Mark Howell, Walt Townsend, Grant Shortridge, Tammy Emmel, Erik Robinson, Stew Huckleberry, Amanda Kelso, Trent Kelso
Legal: Chou-il Lee, Taft Law

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

D. Potter made a motion to approve minutes from the May 8th, 2024, meeting. J. Howard seconded the motion. Motion passed 5-0.

Old Business:

- A. Penrose, Section 6, final, 83 lots, located on the southeast corner of County Road 300 East and County Road 100 North, 40.75 acres.**
(Brett Huff, Kimely-Horn)

L. Ternet stated this was a continuance from last month for the entrance on 10th Street. She stated she and B. Lofton went out and looked at the entrance location and discovered there was a visibility issue, so B. Lofton suggested a right in right out entrance. G. Shortridge presented the plan for the right in right out entrance on 10th Street. B. Lofton stated he would like the right-hand turn widened so it forces vehicles to go right. S. Huckleberry stated he agreed and planned on widening the right-hand turn, along with putting signage in the area. L. Ternet stated there were people in the audience that would like to speak, and although it wasn't a public hearing it was up to the Commission to let them speak. L. Thompson allowed the audience members to speak. A. Kelso stated she had seen numerous accidents at the location of the entrance, and she did not believe the right in right out would fix the safety issue. T. Emmel stated accidents at the entrance location happen often, including one the week prior. T. Kelso stated he believed the right in right out would only cause more accidents and make the area more dangerous. S. Rempert made a motion to approve conditioned upon filing of restricted covenants before the final plat report, developer acreage fees, and compliance with the PUD ordinance. B. Lofton seconded the motion. Motion carried 5-0.

Roll Call Vote:

D. Potter – Aye
S. Rempert – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton - Aye

New Business:

A. Public Hearing: Site Plan Review, Penrose Amenity Center, Penrose, Section 6, Common Area #6-1, a site plan review to construct an amenity center, located at the northeast corner of County Road 300 East and County Road 100 North, 1.21 acres

G. Shortridge presented the project. He stated it would consist of a parking lot, a pool house with a pool, as well as a playground to the North of the parking facility. D. Potter stated he had safety concerns about the playground being across the parking lot from the amenity pool house. G. Shortridge stated there was a sidewalk directly south of the playground area. B. Lofton suggested it might be a good idea to install another sidewalk on the East side of the parking lot connecting the playground to the amenity area. L. Thompson asked why the amenity area was fenced and the playground was not. S. Huckleberry stated he could fence the playground area if need be. L. Thompson stated he thought it would be a good idea to fence the playground area with an opening to come out at the sidewalk. L. Thompson opened the meeting to the public. T. Kelso asked if the pool was in a flood plain. B. Lofton stated there was not a regulated flood plain in this area, there are some legal drains in the area, but those are two different classifications. T. Kelso stated he was denied being able to put in a pool. B. Lofton stated he would get with him after the meeting for more details and explanations. S. Rempert asked if there would be lighting in the area. S. Huckleberry stated the area was not lit because the area was to be used from dawn to dusk. The meeting was closed to the public. J. Howard made a motion to approve conditioned upon a fence being installed around the playground area. S. Rempert seconded the motion. Motion carried 5-0.

Roll Call Vote:

D. Potter – Aye
S. Rempert – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton - Aye

**B. Miles Farm, Blocks 1 & 2 and Common Areas 4A and 5A, final, 4 lots, located at the intersection of West Main Street and Mackey Road, 34.47 acres
(Josh Cribelar, American Structurepoint)**

L. Ternet stated this was an area to be platted that had two blocks and two common areas. She stated the pond on the North side of the parcel was a part of another section and was also an area that was going to be deeded to the Town, but the Town did not want the maintenance of the pond. She stated this application does not include construction and was to record the plat so the property can be deeded to the Town. M. Bridwell stated this would make it easy to transfer the land to the Town and make it easier for them to sell the commercial property to the West. He stated they have been working with INDOT for the commercial property, and they have verbally agreed to install a driveway to that piece of property. L. Ternet stated the Town is also working with INDOT to try and get them to allow some sort of signalization at that location. She stated right now INDOT is saying they would not give access to the property that the Town owns, except for through the commercial property. S. Rempert asked how many businesses were anticipated to be on the commercial property. M. Bridwell stated he believes it would just be one business that was

planning on buying the entire five-acre commercial property. J. Howard made a motion to approve. D. Potter seconded the motion. Motion carried 5-0.

Roll Call Vote:

D. Potter – Aye
S. Rempert – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye

**C. Design Review Committee Recommendations: Two Cats, LLC, Façade Renovation, Mark Howell, 52 West Broadway Street (Pt Lots 2 & 3, Original Bown Blk 28), approximately 0.21 acre
(Staff)**

M. Howell presented the project. He stated he had the house painted white a couple years ago, but the paint was beginning to chip and peel off. He stated instead of repainting the house, he was requesting to install Hardie plank siding with a smooth finish. M. Howell stated he would maintain the current gables, gable brackets, and all other historic details. He stated instead of using white again, he wanted to use a color named “bungalow house gray” and keep the trim white. L. Ternet stated the Design Review Committee gave a favorable recommendation on the project, but they recommended a smooth finish on the Hardie siding. L. Ternet stated M. Howell is planning on going to the Downtown Danville Partnership for a grant, and that was why he had to go in front of the Design Review Committee. D. Potter made a motion to approve. S. Rempert seconded the motion. Motion carried 5-0.

Roll Call Vote:

D. Potter – Aye
S. Rempert – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye

Other Business: None

Report of Officers, Committees and Staff:

L. Ternet stated her and K. DiBenedetto went to a convention in Las Vegas, and they have since had 5 tours around Town with developers and commercial real estate agents possibly interested in properties. She also stated there were no July applications for Plan Commission, so there will not be a July meeting.

With there being no further business, the meeting was adjourned at 7:57 p.m.

Loris L. Thompson, President

Barry Lofton, Secretary

Meeting Briefing

September 11, 2024

Jeremiah Holdings, LLC (Hawkey Storage) Minor Plat

This is a request for approval of the above-referenced project located at 27 North County Road 300 East. Staff is recommending a 30- day continuance to allow the applicant time to provide additional information. This will require a vote.

Jeremiah Holdings, LLC (Hawkey Storage) Site Plan Review, P & F

This is a request for approval of the above-referenced project located at 27 North County Road 300 East. Staff is recommending a 30- day continuance to allow the applicant time to provide additional information. This will require a vote.

CASE SUMMARY

Minor Plat

Case: 2024-2203
Jeremiah Holdings, LLC, Petitioner, Hawkeye Storage – 27 North 300 East
Dale Kruse, Kruse Consulting, Inc.

Request: Minor Plat Approval

Location: 27 North County Road 300 East

Acreage: 1.29 acres

Zoning: IL, Industrial Light & LB, Local Business

Staff Comments:

Staff recommends this plat be continued for thirty (30) days, to allow additional time for additional information to be provided.

Plan Commission Action on Minor Plat:

Approve Minor Plat
Deny Minor Plat
Approve Minor Plat with conditions
Continue

CASE SUMMARY

Site Plan Review

Case: 2024-2198
Jeremiah Holdings, LLC, Petitioner, Hawkeye Storage – 27 North 300 East
Dale Kruse, Kruse Consulting, Inc.

Request: Site Plan Approval, Preliminary & Final

Location: 27 North County Road 300 East

Acreage: 1.29 acres

Zoning: IL, Industrial Light & LB, Local Business

Staff Comments:

Staff recommends this site plan review be continued for thirty (30) days, to allow additional time for the submittal of a landscape plan and architectural drawings to provide a complete review.

Plan Commission Action on Site Plan:

Approve Site Plan
Deny Site Plan
Approve Site Plan with conditions
Continue