

## DANVILLE PLAN COMMISSION

### MINUTES

May 8<sup>th</sup>, 2024

7:00 PM

**Members Present:** Adam Harvey, Loris Thompson, Sue Rempert, Barry Lofton, Jill Howard, David Potter, Michael Chatham

**Members Absent:** None

**Staff Present:** Lesa Ternet, Brittany Mays

**Guests:** Jerry Kittle, Carrie Harris, Mike Harris, Dennis Lockwood, Jeff Fuehrer, Shelly Fuehrer, Grant Shortridge, Stuart Huckleberry

**Legal:** Chou-il Lee, Taft Law

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

J. Howard made a motion to approve minutes from the April 10<sup>th</sup>, 2024, meeting, with the correction of "Chatman" to "Chatham". S. Rempert seconded the motion. Motion passed 7-0.

#### Old Business:

- A. Pheasant Grove, Section 1, Final, 67 lots, located on the east side of County Road 200 East, approximately 0.30 mile north of East Main Street, 21.0 acres.**  
(Jerry Kittle, Innovative Engineering & Consulting)

J. Kittle presented a PowerPoint presentation to the Commission. He stated Section 1 of the project was on 21.0 acres and would be 67 lots, the overall project would be 37.2 acres with 144 lots. J. Kittle stated they have worked with Beasley's Orchard to use 3.8 acres of their land to construct a pond, which will solve the water drainage issue. He stated it would relieve the impact of the existing ditch and water shed, which is within Hendricks County. This design has been submitted to Hendricks County Surveyor's Office to comply with the Clean Water Act. S. Rempert asked if there had been a commitment to granting new easements. J. Kittle stated there had been a verbal commitment and the easement will be happen prior to start of construction. A. Harvey asked if they had any additional retention ponds. J. Kittle stated they do have additional retention ponds, and the offsite pond is more for storm water management for offsite conditions. B. Lofton asked who the easement would be dedicated to for maintenance purposes. J. Kittle stated it had not been dedicated to anyone specific yet, but he knows the dedication of the easement is a requirement. B. Lofton stated he had concerns about who would be reporting on the pond. J. Kittle stated Hendricks County had asked for a Best Practice Manual, which addresses the maintenance of the pond, and one would be provided to the Town as well. S. Rempert stated if the County does not accept the maintenance of the pond that could affect the decisions of the Commission. B. Lofton made a motion to approve, with the condition of an approval letter from Hendricks County. D. Potter seconded the motion. Motion passed 7-0.

**Roll Call Vote:**

D. Potter – Aye  
S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatman – Aye  
B. Lofton - Aye

**New 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.**

(Grant Shortridge, Kimley-Horn, and Stuart Huckleberry, Lennar Homes of Indiana)

G. Shortridge presented the project. He stated there would be a dry and wet pond, along with the amenities building that serves the entire subdivision. S. Rempert asked if they had any conversations with the property owner on the North side of 10<sup>th</sup> Street about acquiring additional right of way for a passing lane. G. Shortridge stated those conversations are ongoing, and they presented exhibits to the landowner to discuss further. D. Potter expressed concern over the entrance at 100 North and 10<sup>th</sup> Street. He stated it was a heavily traveled area and believes that entrance could increase accidents and slow traffic. G. Shortridge stated there is an entrance in Section 2 of Kensington for 10<sup>th</sup> Street as well, and Section 6 has connectivity to that entrance, so they are hoping the entrances get used evenly. D. Potter stated Police Chief Hilton shared the same concerns for traffic accidents. D. Potter stated for long term solutions he recommends a roundabout or traffic control at the corner of 300 East and 10<sup>th</sup> Street, due to future development causing more traffic concerns in that area. S. Huckleberry stated in this section, as well as the previous 5 sections, they have dedicated right of way in accordance with the Town's requirements. He also stated he feels having this conversation late in the project could have a significant impact on the development. L. Ternet stated this was the same layout presented during the rezone to PUD and preliminary plat approval. A. Harvey asked if the right of way negotiations don't work in their favor on 100 North, would it be possible to shift the location of the entrance. S. Huckleberry stated they do have the ability to offset the alignment from the intersection should that be necessary. S. Rempert stated she agreed there would be future development in this area, but she deemed it unfair to put the traffic burden on this developer when he was so far along in the project already but should be considered with future developments. B. Lofton stated a traffic study could be an option to a solution. M. Chatham stated he agreed with D. Potter's concerns about the location of the entrance. M. Chatham asked if a cul-de-sac could replace the entrance. S. Huckleberry stated that was a possibility, but they still need access to 10<sup>th</sup> Street. C. Lee, stated his concerns with modifications this late in the project since the preliminary plat had already been approved. He stated the developer had relied upon the decisions of the Plan Commission over the past few years of the development of the project. C. Lee stated the developer would have to start the process at the beginning again, and there could be a possibility of litigation against the Commission. He stated if the traffic study was to get done and the results came back that the road needed to be widened due to increased traffic, it would be a Town issue and not a developer issue. S. Huckleberry asked the Commission for a 30-day continuance so further discussions could be had. A. Harvey made a motion to approve. S. Rempert seconded the motion. J. Howard opposed. Motion passed 6-1

**B. Design Review Committee Recommendations: Carolyn & Mike Harris, Helton & Harris Funeral Home, Building Addition/Façade Renovation, Dennis Lockwood, Lockwood Design Associates, LLC, 102 South Indiana Street, 0.55 acres.**  
(Staff)

D. Lockwood presented the project. L. Ternet stated the Design Review Committee was presented with the project on 5/1/24 and gave a favorable recommendation. She also stated they would be going before the Board of Zoning Appeals on 5/15/24 to request a variance of the front setback. D. Potter made a motion to approve. S. Rempert seconded the motion. Motion passed 7-0.

**Roll Call Vote:**

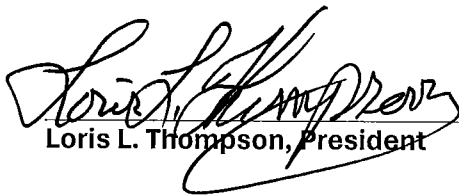
D. Potter – Aye  
S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatman – Aye  
B. Lofton - Aye

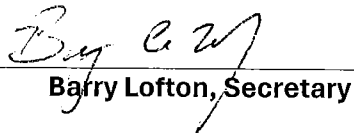
**Other Business: Rules for Attendance by Petitioners**

L. Ternet presented the Commission with 3 options for rules for attendance by petitioners. J. Howard asked if “petitioners’ representative” could be added to option 1, in the event a family emergency happened and the petitioner themselves couldn’t attend. D. Potter made a motion to approve option 1, with the condition “petitioners’ representative” gets added to the wording. A. Harvey seconded the motion. Motion passed 7-0.

**Report of Officers, Committees and Staff: None**

With there being no further business, the meeting was adjourned at 8:16 p.m.

  
Loris L. Thompson, President

  
Barry Lofton, Secretary