

DANVILLE PLAN COMMISSION

MINUTES

October 10th, 2024

7:00 PM

Members Present: Loris Thompson, Barry Lofton, Jill Howard, David Potter, Adam Harvey, Michael Chatham, Sue Rempert
Members Absent: None
Staff Present: Lesa Ternet, Brittany Mays
Guests: Randall Richter (Kruse Consulting, Inc.), Trenton Kastensmidt (Lockett & Farley), Dewayne Lane
Legal Counsel: 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 September 11th, 2024, meeting. M. Chatham seconded the motion. S. Rempert abstained due to absence at the last meeting. Motion passed 6-1.

Old Business:

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

R. Richter presented both Item A and Item B together. He stated there were currently three existing self-storage buildings on the parcel, along with a building that was being used as a hair salon. He continued to state they were proposing to add onto the three existing self-storage buildings currently on site, demolish the hair salon structure, and add another self-storage building west of the three existing storage buildings. He stated there would be a security/privacy fence around the North and East boundaries. There would also be fencing around the Southern and Western boundaries of the property. S. Rempert asked what the remaining issues were, as far as being compliant with the ordinance. R. Richter stated they need to include evergreen trees as required for buffering, remove one of the existing monument signs and construct a pole sign for the self-storage facility. L. Ternet stated the Town was going to start requiring a lock box for all commercial projects so the fire department can gain access to buildings with minimal damage for entrance. She continued to state the petitioner would need to come back before the Board of Zoning Appeals to obtain a variance of the fence height from 4ft to 6ft. The meeting was opened to the public. No public comment. D. Potter made a motion to approve. M. Chatham seconded the motion. Motion carried 7-0.

Roll Call Vote:

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

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

R. Richter presented both Item A and Item B together. The meeting was opened to the public. No public comment. S. Rempert made a motion to approve contingent upon fulfilling the fence and landscaping requirements. D. Potter seconded the motion. Motion carried 7-0.

Roll Call Vote:

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

New Business:

- A. Public Hearing: Indianapolis Airport Authority (Lift Academy, Hendricks County Airport) Site Plan Review, located at 2749 Gordon Graham Boulevard, 1.0 acre**
(Trenton Kastensmidt, Lockett & Farley)

T. Kastensmidt presented the project. He stated the project represented an addition of a pre-manufactured structure to be placed on site for Lift Academy's flight training school. He continued to state the structure itself would be placed on an 8-inch gravel pad. He stated they would also be adding a fuel tank to the existing fuel tank farm. The meeting was opened to the public. No public comment. J. Howard made a motion to approve. D. Potter seconded the motion. Motion carried 7-0.

Roll Call Vote:

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

Other Business: None

Report of Officers, Committees and Staff: None

With there being no further business, the meeting was adjourned at 7:30 p.m.


Loris L. Thompson, President


Barry Lofton, Secretary