



TOWN OF  
**DANVILLE**

**Danville Plan Commission**  
**February 12, 2025**  
**7:00 PM**

**AGENDA**

- I. **Call Meeting to Order**
  - Pledge of Allegiance
  - Establish Quorum
  - Approve Minutes
  - Appoint Design Review Committee Members
- II. **Old Business: None**
- III. **New Business:**
  - A. **Public Hearing: Town of Danville, Barry Lofton (Town Hall Parking Lot Expansion) Site Plan Review, located at 49 North Wayne Street, 1.97 acres**  
*(Michael Rowe, United Consulting)*
- IV. **Other Business: None**
- V. **Report of Officers, Committees and Staff**
- VI. **Adjourn**

**Next Meeting:**  
**March 12, 2025**

\*Please note the meetings of the Danville Advisory Plan Commission are video recorded and part of the public records for the Town.

## DANVILLE PLAN COMMISSION

### MINUTES

January 15<sup>th</sup>, 2025

7:00 PM

**Members Present:** Loris Thompson, Sue Rempert, Jill Howard, David Potter, Adam Harvey, Michael Chatham  
**Members Absent:** Barry Lofton  
**Staff Present:** Lesa Ternet, Brittany Mays  
**Guests:** John Ayers, Douglas Ledgerwood, Stephen Kromkowski, Cassandra Quissell-Wright  
**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 December 11<sup>th</sup>, 2024, meeting. J. Howard seconded the motion. S. Rempert abstained, due to being absent from the last meeting. Motion carried 5-1.

M. Chatham made a motion to nominate L. Thompson as President. D. Potter seconded the motion. Motion carried 6-0.

S. Rempert made a motion to nominate A. Harvey as Vice President. M. Chatham seconded the motion. Motion carried 6-0.

S. Rempert made a motion to nominate B. Lofton as Secretary. M. Chatham seconded the motion. Motion carried 6-0.

A. Harvey made a motion to appoint J. Howard to the Board of Zoning Appeals. D. Potter seconded the motion. Motion carried 6-0.

J. Howard made a motion to appoint S. Rempert to the Design Review Committee. M. Chatham seconded the motion. Motion carried 6-0.

**Old Business:** None

**New Business:**

- A. Public Hearing: Hendricks County, Indiana Board of Commissioners, John Ayers (Highway Garage Facility) Site Plan Review, located at 1100 South County Road 300 East, 50 acres (Stephen P. Kromkowski, DLZ)**

J. Ayers presented the project. He stated there would be three buildings on site and would be connected to Danville water. He stated there wasn't sewer in the area at this time, so they were proposing an on-site commercial septic system. S. Kromkowski stated the site would be fenced and have a paved walking trail. He stated this would be primarily office space, but

also maintenance facilities, vehicle storage, a fueling island, and salt storage facility. He stated the structures would be set back roughly 300 feet from County Road 300 East. S. Kromkowski stated there was only one entrance into the parcel that would be fenced with a sliding gate. D. Potter asked if public wastewater was available would they be interested. J. Ayers responded that they would be interested in public wastewater. The meeting was opened to the public. D. Ledgerwood asked what the plans for drainage would be because there had always been drainage issues in the area. He also asked if there had been any additional traffic studies done, as he believed this is a high traffic area. J. Ayers stated the drainage from this site would be directed into a detention pond. He continued to state they would not be increasing the drainage off the site, so it would remain the same as it was now. He stated he had not done a traffic study but estimated the traffic would only increase by a small percentage. The meeting was closed to the public. S. Rempert made a motion to approve contingent upon BZA approval of requested variances. J. Howard seconded the motion. Motion carried 6-0.

**Roll Call Vote:**

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

**Other Business:** None

**Report of Officers, Committees and Staff:**

L. Ternet stated an application would be coming before the Commission next month regarding the expansion of the Town Hall parking lot.

With there being no further business, the meeting was adjourned at 7:45 p.m.

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**Loris L. Thompson, President**

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**Barry Lofton, Secretary**

# Meeting Briefing

February 12, 2025

**Barry Lofton on behalf of the Town of Danville Site Plan Review, P&F  
(Parking Lot Expansion)**

This is a request for approval of a site plan review to expand the existing parking lot at Town Hall located at 49 North Wayne Street. A copy of the site plan and case summary is included in the packet. This is a public hearing and will require a vote.

# CASE SUMMARY

## *Site Plan Review*

**Case:** 2025-2223  
Town of Danville  
Bary Lofton, Utilities Director

**Request:** Site Plan Review Approval, Parking Lot Expansion, P & F

**Location:** 49 North Wayne Street

**Acreage:** 1.97

**Zoning:** RU (Residential Urban) & CPOD (Corridor Protection Overlay District)

### **Staff Summary:**

#### **Zoning:**

- This property is home to the Town Hall of Danville. This proposal seeks to expand the current parking lot to provide additional parking spaces for administrative offices.
- The Town Hall is situated within the Corridor Protection Overlay District, and the proposed parking lot complies with all district requirements.

#### **Utilities:**

- Water and Wastewater are existing.

#### **Public Streets/Public ROW:**

- No new public streets will be created by this project.

#### **Stormwater/Drainage:**

- The site will utilize the existing rain garden to maintain stormwater runoff quality.

#### **Off-street Parking:**

- This parking lot expansion is intended to accommodate the increased parking demand resulting from the growth of administrative offices within the building.

#### **Landscaping:**

- Landscaping as shown on the plans complies with the requirements of the ordinance.

**Lighting:**

- No new lighting will be installed as part of the expansion. Instead, the existing light poles on the north side of the current lot will be relocated to the south side of the proposed expansion. Additionally, the building's existing lighting sufficiently illuminates the walkway adjacent to the structure.

**Signage:**

- No additional signage is proposed for this project.

Staff does not oppose the parking lot expansion, as it complies with ordinance requirements. Furthermore, the expansion will address the increased parking needs resulting from the growth of administrative offices within the building.

**Plan Commission Action on Site Plan:**

*Approve Site Plan*

*Deny Site Plan*

*Approve Site Plan with conditions or waivers*



# ADVISORY PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122  
317-745-4180 | [www.danvilleindiana.org](http://www.danvilleindiana.org)

Date of Hearing: 2-12-25  
Plan Commission Action: \_\_\_\_\_

App. No.: 2025-2273  
Fee: —  
Received By: LT

### APPLICATION FOR APPROVAL (Check all that apply)

- Plat       Replat       Revision       Amendment       Minor Plat       PUD
- SPR       Rezone       Exempt Subdivision

JAN 10 2024

\* Please fill out the form in its entirety

Name (s) of Owner (s) Town of Danville  
 Address (s) 49 N. Wayne St Danville In 46122  
 Phone (s) 317 745-4180 Email (s) \_\_\_\_\_

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor:  
 Address (s) \_\_\_\_\_  
 Phone (s) \_\_\_\_\_ Email (s) \_\_\_\_\_

I (We) do hereby apply for approval of the following described plat of a subdivision in accordance with the Subdivision Control Ordinance. I (We) am (are) the owner (s) of the real estate included in said subdivision.

Name of Subdivision: Original Town-Block 9

Address of Subject Property: 49 N. Wayne St

Generally described as follows:

Area (in acres): 1.97 ac Number of Lots: 1

Existing Zoning District (if applicable to rezone): \_\_\_\_\_

Proposed Zoning District (if applicable to rezone): \_\_\_\_\_

Parcel ID#: 17-1-03-51W-375-001 Current Zoning District: RU + CPOD

Feet of new streets to be dedicated to the public: NA

Feet of sanitary sewers to be dedicated to the public: NA

Feet of water main to be dedicated to the public: NA

Feet of storm sewer to be dedicated to the public: \_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
 HENDRICKS COUNTY )

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

[Signature]  
 Signature of Owner/Applicant (s)  
Director of Utilities  
 Title of Applicant



**Overview**



**Legend**

-  Roads
-  Parcels
-  Danville Corporate Boundary

|                              |  |                     |   |                      |   |
|------------------------------|--|---------------------|---|----------------------|---|
| <b>Parcel ID</b>             | 32-11-03-375-001.000-003                         | <b>Alternate ID</b> | 17-1-03-51W 375-001                           | <b>Owner Address</b> | DANVILLE TOWN OF<br>49 N WAYNE ST<br>Danville, IN 46122 |
| <b>Sec/Twp/Rng</b>           | 0003-0015-1W                                     | <b>Class</b>        | EXEMPT PROPERTY OWNED BY A BOARD OF EDUCATION |                      |   |
| <b>Property Address</b>      |  | <b>Acreage</b>      | 1.97  |                      |   |
| <b>District</b>              | Town Of Danville                                 |                     |   |                      |   |
| <b>Brief Tax Description</b> | Original Town Blk 9 1.97 AC<br>17.8-1            |                     |   |                      |   |
|                              | <b>(Note: Not to be used on legal documents)</b> |                     |   |                      |   |

Date created: 1/22/2025  
Last Data Uploaded: 1/22/2025 4:08:49 AM



# TOWN OF DANVILLE

## TOWN OF DANVILLE ROAD PLANS

JAN 10 2024

The project will include the expansion of the parking lot for Danville's Town Hall.

| SHEET NO. | DESCRIPTION  |
|-----------|--|
| 1         | GENERAL NOTES  |
| 2         | UTILITY NOTES  |
| 3         | PROPOSED PAVEMENT, LIGHTING, AND LANDSCAPING DETAILS |


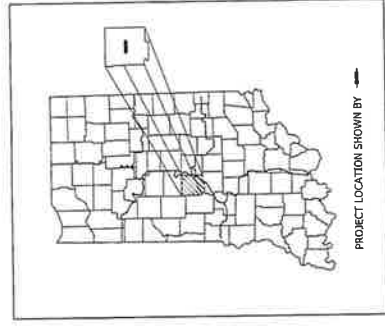
| SHEET NO. | REVISION |
|-----------|----------|
|           |          |
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| SHEET NO. | DATE | REVISION |
|-----------|------|----------|
|           |      |          |
|           |      |          |
|           |      |          |

### UTILITIES

**SEWER:**  
 Town of Danville  
 48 N. Wayne Street  
 Danville, IN 46122  
 317-745-1189 EXT 3001  
 MJohnson@townofdanville.gov

**WATER:**  
 Town of Danville  
 48 N. Wayne Street  
 Danville, IN 46122  
 Barry Lofton  
 317-745-1189 EXT 3001  
 BLofton@townofdanville.gov

LATITUDE: 39° 45' 40" N LONGITUDE: 86° 31' 10" W

### PROJECT LOCATION MAP TOWN OF DANVILLE, HENDRICKS COUNTY, INDIANA

INDIANA DEPARTMENT OF TRANSPORTATION  
STANDARD SPECIFICATIONS DATED 2024 TO BE  
USED WITH THESE PLANS.

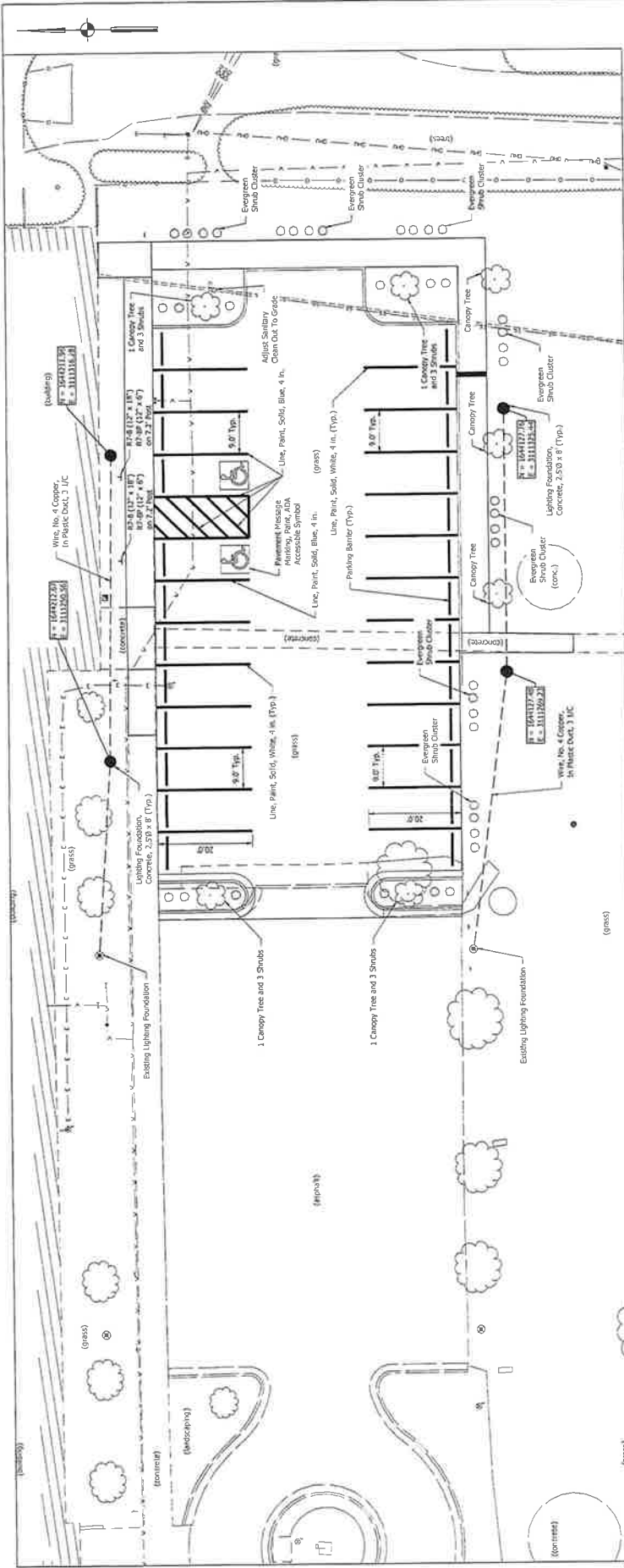


8440 Allison Pointe Boulevard, Suite 200  
 Indianapolis, IN 46250  
 Phone 317-895-2585  
 www.unitedindy.com

**UNITED CONSULTING** (317) 895-2585  
 PROJECT NO: 2024-001  
 CONTRACT NO: 2024-001  
 SHEETS: 3  
 PROJECT: 2024-001

DESIGNED BY: Michael Rowe  
 CHECKED BY: Michael Rowe  
 DATE: November 14, 2024

INDIANA DEPARTMENT OF TRANSPORTATION



Note: All Landscaping Shall Conform to the Town of Danville Unified Development Ordinance, Adopted 2/7/2024.

|   |  |  |  |  |
|---|--|--|--|--|
| <br>8440 Allison Pointe Boulevard, Suite 200<br>Indialena, CA 95959<br>Phone: 916-465-2685<br>www.acted.com | RECOMMENDED FOR APPROVAL<br>DATE: 04/11/24<br>CHECKED: COE                                       | TOWN OF DANVILLE<br>TOWN ENGINEER<br>DATE: 04/11/24<br>OFFICER: COE                              | PROJECT SHEET<br>TOWN HALL PARKING LOT<br>PAVEMENT MARKING, LIGHTING,<br>AND LANDSCAPING DETAILS | PROJECT TITLE<br>TOWN HALL PARKING LOT<br>PAVEMENT MARKING, LIGHTING,<br>AND LANDSCAPING DETAILS |
|   | PROJECT SHEET<br>TOWN HALL PARKING LOT<br>PAVEMENT MARKING, LIGHTING,<br>AND LANDSCAPING DETAILS | PROJECT SHEET<br>TOWN HALL PARKING LOT<br>PAVEMENT MARKING, LIGHTING,<br>AND LANDSCAPING DETAILS | PROJECT SHEET<br>TOWN HALL PARKING LOT<br>PAVEMENT MARKING, LIGHTING,<br>AND LANDSCAPING DETAILS | PROJECT SHEET<br>TOWN HALL PARKING LOT<br>PAVEMENT MARKING, LIGHTING,<br>AND LANDSCAPING DETAILS |

