

DANVILLE BOARD OF ZONING APPEALS
Meeting Minutes
January 22nd, 2025
6:00 PM

Members Present: Kevin Tussey, Tracie Shearer, Jill Howard, Randy Waltz, Tiffany Dalton
Members Absent: None
Staff Present: Lesa Ternet, Brittany Mays
Legal: Kayla-Moody Grant, Chou-il Lee - Taft Law
Guests: Stephen Kromkowski, John Ayers, Cassandra Quissell-Wright

A quorum was established, and the meeting was called to order by K. Tussey. The minutes from December 18th, 2024, were approved. R. Waltz made a motion to approve. T. Dalton seconded the motion. Motion carried 4-0.

J. Howard made a motion to nominate K. Tussey for President. R. Waltz seconded the motion. Motion carried 4-0.

J. Howard made a motion to nominate R. Waltz for Vice President. T. Dalton seconded the motion. Motion carried 4-0.

R. Waltz made a motion to nominate J. Howard for Secretary. T. Dalton seconded the motion. Motion carried 4-0.

T. Shearer arrived at the meeting at 6:03 P.M.

Swear in Participants: R. Waltz swore in S. Kromkowski and J. Ayers.

New Business:

A. Public Hearing: A development standard variance to allow an on-site commercial septic system (UDO Section 2.10 C., IL Utility Standards) in the Industrial Light (IL) zoning district on property located at 1100 South County Road 300 East

(Stephen Kromkowski, DLZ & John Ayers, on behalf of Hendricks County Board of Commissioners)

T. Dalton recused herself from all items on the agenda, due to her employment with Hendricks County. L. Ternet asked if S. Kromkowski could present all variances related to the property at once. K. Tussey agreed. S. Kromkowski, DLZ stated they were currently planning for an on-site septic system. L. Ternet stated the variance may not be necessary, as there was a possibility public wastewater may be available prior to installing a septic system. She continued to state they were going to proceed with the septic system, but if

public wastewater becomes available, they would connect at that time. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve. R. Waltz seconded the motion. Motion carried 4-1 Dalton abstained.

Roll Call Vote:

R. Waltz – Aye
T. Shearer – Aye
K. Tussey – Aye
J. Howard – Aye

B. Public Hearing: A development standard variance to allow alternative varying building materials (UDO Section 4.03.D.4.a.iv., Permitted Building Materials for Street Façade) in the Industrial Light (IL) zoning district on property located at 1100 South County Road 300 East
(Stephen Kromkowski, DLZ & John Ayers, on behalf of Hendricks County Board of Commissioners)

S. Kromkowski stated they would have a variety of materials in different color schemes, but it will primarily be metal paneling. He stated they would also have brick on the building, especially at the main entrance. S. Kromkowski stated there would be a fence in the back area of the building where the maintenance bays are located. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. T. Shearer made a motion to approve. R. Waltz seconded the motion. Motion carried 4-1 Dalton Abstained.

Roll Call Vote:

R. Waltz – Aye
T. Shearer – Aye
K. Tussey – Aye
J. Howard – Aye

C. Public Hearing: A development standards variance to eliminate specific trim requirements (UDO Section 4.03.D.4.a.iv., Permitted Building Materials for Street Façade) in the Industrial Light (IL) zoning district on property located at 1100 South County Road 300 East
(Stephen Kromkowski, DLZ & John Ayers, on behalf of Hendricks County Board of Commissioners)

S. Kromkowski officially withdrew the application for Item C, as it was not needed.

D. Public hearing: A development standard variance to allow a roof eave with no overhang (UDO Section 4.03.D.5.d., Roof Eaves) in the Industrial Light (IL) zoning district on property located at 1100 South County Road 300 East (Stephen Kromkowski, DLZ & John Ayers, on behalf of Hendricks County Board of Commissioners)

S. Kromkowski stated they would be sloping the building roof and using parapet walls and gutters, so there wouldn't be straight lines in the front of the building. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. T. Shearer made a motion to approve. J. Howard seconded the motion. Motion carried 4-1 Dalton Abstained.

Roll Call Vote:

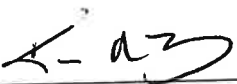
R. Waltz – Aye
T. Shearer – Aye
K. Tussey – Aye
J. Howard – Aye

Other Business: None

Report of Officers and Committees: L. Ternet stated there would be a meeting next month.

With there being no further business before the board, J. Howard made a motion to adjourn T. Dalton seconded.

The meeting was adjourned at 6:19 P.M.



Kevin Tussey - President



Jill Howard – Secretary