

DANVILLE PLAN COMMISSION

MINUTES

April 9th, 2025

7:00 PM

Members Present: Adam Harvey, Sue Rempert, Jill Howard, David Potter, Michael Chatham, Barry Lofton
Members Absent: Loris Thompson
Staff Present: Lesa Ternet, Brittany Mays
Guests: Mark Bridwell, Greg Kleis, Mike Eaton, Thomas West
Legal: Chou-il Lee - Taft Law

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

D. Potter made a motion to approve minutes from the March 12th, 2025, meeting. S. Rempert seconded the motion. Motion carried 6-0.

Old Business: None

New Business:

- A. Public Hearing: Danville Community School Corporation, Transportation Facility, Site Plan Review, located at 1571 West Lincoln Street, 10.0 acres**
(Andrew Bearman, AZ Engineering, LLC)

A. Bearman stated the main entry is off the middle school drive, and staff and public parking would be around the front. He stated the front of the building would be offices, and the back of the building would be the maintenance bays and bus wash area. A. Bearman stated on the South side of the building there would be a mechanical and electrical equipment enclosure area, and the dumpster enclosure area. He stated both of those areas have fencing with privacy slats around them. Further South from the enclosures there would be the bus parking, and south of that would be the fueling area surrounded by an eight-foot-high chain link fence. A. Bearman stated there would be a retention pond on the East side of the bus parking that discharges to where it already drains in a wooded area. L. Ternet stated the light poles are 35 feet, and the ordinance allows 25 feet, so they would need to go in front of the Board of Zoning Appeals and ask for a variance. The meeting was opened to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve subject to compliance with the staff summary. D. Potter seconded the motion. Motion carried 6-0.

Roll Call Vote:

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

- B. Miles Farm, section 4A, Final, 60 lots, located 1,965 feet north of the intersection of West Main Street and Mackey Road, 22.18 acres**
(Mike Bridwell, DR Horton)

M. Bridwell stated this section was in the Northeast corner of the project and ultimately tied into the elementary school to the East. D. Potter stated he had been approached by a property owner on the North boundary that had concerns about what Miles Farm would do about storm water drainage, in terms of disturbing the soil that might kill the trees along the tree line. M. Bridwell stated he would work with the engineer to flip the storm water drainage to get it further away from the tree line. J. Howard made a motion to approve. M. Chatham seconded the motion. Motion carried 6-0.

Roll Call Vote:

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

- C. Miles Farm, Section 4B, Final, 65 lots, located 215 feet north of the intersection of Horace G. Miles Avenue & Velvet Hat Road, 21.30 acres**
(Mike Bridwell, DR Horton)

L. Ternet stated the comments that were in the letter have been addressed and the staff approved of the revisions. J. Howard made a motion to approve. S. Rempert seconded the motion. Motion carried 6-0.

Roll Call Vote:

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

- D. Miles Farm, Section 4C, Final, 52 lots, located 150 feet north of the intersections of Horace G. Miles and Ellen Miles Drive, 13.72 acres**
(Mike Bridwell, DR Horton)

M. Bridwell stated this was the section where the concern was with the storm water drainage. He reiterated they would speak with the engineer, but it looked like it would be an easy solution. J. Howard made a motion to approve. M. Chatham seconded the motion. Motion carried 6-0.

Roll Call Vote:

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

Other Business: None

Report of Officers, Committees and Staff:

L. Ternet stated she didn't know if there would be a meeting next month.

B. Lofton stated there was a demo going on at the old Dave's Pizza location. L. Ternet stated early proposals indicated a commercial center with two or three suites.

With there being no further business, the meeting was adjourned at 7:28 p.m.


Adam Harvey, Vice President


Barry Lofton, Secretary