

## **DANVILLE BOARD OF ZONING APPEALS**

### **Meeting Minutes**

**May 21<sup>st</sup>, 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: Chou-il Lee - Taft Law  
Guests: Kyle Ritter, Andy Bearman, Lora Blair

A quorum was established, and the meeting was called to order by K. Tussey. The minutes from February 19<sup>th</sup>, 2025, were approved. J. Howard made a motion to approve. R. Waltz seconded the motion. Motion carried 5-0.

**Swear in Participants:** R. Waltz swore in K. Ritter, A. Bearman, and L. Blair.

**Old Business:** None

#### **New Business:**

- A. Public Hearing: A development standards variance to allow an accessory structure to exceed the total cumulative square footage of 75% of the ground floor area of the primary structure (UDO Section 4.02 C.3 Accessory Structure General Standards) in the Residential (R1) zoning district, located at 1091 North County Road 50 East**  
(Kyle Ritter)

L. Ternet stated the lot was zoned R1 and was considered an estate lot under the previous ordinance. K. Ritter stated his family planned to build a pole barn on their private property of roughly 3.1 acres. He stated the plans for the pole barn were to have an indoor basketball court and batting cage. K. Ritter continued to state there were only two homes the pole barn would be visible from. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. L. Ternet stated there have been no inquiries about this variance. J. Howard made a motion to approve. T. Dalton seconded the motion. Motion carried 5-0.

#### **Roll Call Vote:**

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

J. Howard – Aye  
T. Dalton – Aye

**B. Public Hearing: A development standards variance to allow an accessory structure to exceed the maximum height of 20 feet (UDO Section 2.02.C Development Standards) in the Residential (R1) zoning district, located at 1091 North County Road 50 East**  
(Kyle Ritter)

L. Ternet stated the petitioner was asking for a height of 26 feet, and the height of the residence is 32 feet. K. Ritter stated he was requesting a height of 26 feet to utilize it from a basketball goal standpoint that would allow a regular shot on a standard goal without hitting the ceiling. T. Shearer asked if K. Ritter had spoken to his neighbors regarding the pole barn. He stated he had spoken to his neighbors, and they had no objections with 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. R. Waltz seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

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

**C. Public Hearing: A development standards variance to allow parking lot light fixtures to exceed the maximum height of 25 feet (UDO Section 4.06.C.12 Lighting General Standards) in the Planned Unit Development (PUD) zoning district, located at 1571 West Lincoln Street**  
(Andrew Bearman, A&Z Engineering)

A. Bearman stated the main reason for the request was to get the light poles high enough to be able to project light over the taller vehicles that would be in the lot, such as buses. A. Bearman stated the tree line would not be disturbed, which would shield light from the surrounding neighbors. L. Ternet stated the lights are required to be full cut off and down shielded. K. Tussey opened the meeting to the public. L. Blair stated she wanted to know how far South the light poles were. A. Bearman showed her the layout of the poles on the projector. L. Blair asked to see a picture of the lights. A. Bearman showed her the design of the light poles. The meeting was closed to the public. J. Howard made a motion to approve. R. Waltz seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

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

**Other Business:** None

**Report of Officers and Committees:**

L. Ternet stated the Board would be hearing a petition for the Town of Danville for a new sign at next month's meeting.

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

The meeting was adjourned at 6:18 P.M.

A handwritten signature in black ink, appearing to read 'K. Tussey', written over a horizontal line.

Kevin Tussey - President

A handwritten signature in black ink, reading 'Jill K. Howard', written over a horizontal line.

Jill Howard – Secretary