DANVILLE PLAN COMMISSION

MINUTES
October 8th, 2025
7:00 PM

Members Present:	Adam Harvey, Jill Howard, David Potter, Michael Chatham, Loris Thompson, Sue Rempert
Members Absent:	Barry Lofton
Staff Present:	Lesa Ternet, Brittany Mays
Guests:	Brian Frye, Tracey Shafer, Ed Boda, Patti Boda, George Stapp, Roger Weaver, Joe Calderon, Andy Bearman
Legal:	Blake Burgan - 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 10th, 2025, meeting. M. Chatham seconded the motion. S. Rempert abstained due to her absence at the last meeting. Motion carried 5-1.

Old Business: None

New Business:

A. Public Hearing: Avon Crest Apartments, LLC Case Rezone

J. Calderon presented the project. He stated the plans for the property were to demolish two existing multifamily buildings and replace them with more traditional multifamily buildings. Calderon stated there would be three buildings with 84 units total, and ample amount of parking for each building complying with the code setbacks. He continued to state there would also be a clubhouse and pool on the North end facing Main Street. J. Calderon stated during the TAC meeting for the project he received comments from the staff, and would be addressing those throughout the project, including having a traffic impact study done. L. Thompson asked if the apartments would be for senior living or for families. Calderon responded that the apartments would be for family living. The meeting was opened to the public. B. Frye stated he was curious about the parking and the headlights of the cars coming into the back windows of the existing houses. J. Calderon responded that he believed the existing mature trees along the back of the existing houses would remain, but he would have a definite answer at the Town Council meeting. Ed Boda stated his concern was how many children would be in the apartment complex. Calderon responded that he does not have a definitive answer to that question at this time. L. Thompson asked if there were any fences between the apartment and the existing houses. J. Calderon responded that at this time there were no plans to have a fence, but it could be considered if the Plan Commission recommended a fence be located between the properties. The meeting was closed to the public. 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

L. Thompson – Aye
J. Howard – Aye
M. Chatham – Aye

B. Public Hearing: DCSC Administration Building Site Plan Review

A. Bearman presented the project. He stated the project was a 6,200 square foot addition on the East side of the existing administration building. Bearman stated there would be a boardroom for meetings and staff training, along with additional offices. Bearman stated to the South of the addition would be a new parking area with landscaping, as well as landscaping around the building. He stated the existing sanitary sewer was along the North side of the building and went East on the property. He continued to state there was already water service, but they are installing a new water main along the West side of Warrior Way to install a fire hydrant closer to the building. The meeting was opened to the public. No public comment. The meeting was closed to the public. D. Potter 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
L. Thompson – Aye
J. Howard – Aye
M. Chatham – Aye

C. Hawkeye Storage (Self-Storage) Site Plan Review

L. Ternet stated the staff was requesting a 30-day continuance of this project. She stated there were some items that had not been submitted in adequate time for staff to review. S. Rempert made a motion to approve. D. Potter seconded the motion. Motion carried 6-0.

Other Business: None

Report of Officers, Committees and Staff: None

With there being no further business, the meeting was adjourned at 7:35 p.m.

Loris Thompson

Loris Thompson, President

Barry Lofton, Secretary