DANVILLE PLAN COMMISSION

MINUTES
March 11th, 2026
7:00 PM

Members Present:	Adam Harvey, David Potter, Michael Chatham, Loris Thompson, Sue Rempert, Barry Lofton, Jill Howard (virtual)
Members Absent:	None
Staff Present:	Lesa Ternet, Brittany Mays
Guests:	Jeremy Portillo, John Finley
Legal:	Graham Young – Steuerwald, Witham, & Youngs, LLP

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

D. Potter made a motion to approve minutes from the February 11th, 2026, meeting, with the following changes to the wording:

As written: 100 percent brick requirement on the front elevation of the first floor, excluding windows and doors.

Changes to be made: first floor "masonry wrap" such that 100 percent of the first-floor elevations are brick or stone, exclusive of doors, windows, garage doors, shutters, and trim.

S. Rempert seconded the motion. Motion carried 7-0.

Appoint Design Review Committee Member

S. Rempert made a motion to appoint Joe Neher to the Design Review Committee. M. Chatham seconded the motion. Motion carried 7-0.

Old Business:

A. **Public Hearing: Calvary Chapel Worship Center of Danville, Site Plan Review (Building & Parking Lot Expansion), located at 2165 East Main Street**
(Jeremy Portillo, Retrofit Design)

J. Portillo presented the project. He stated the petitioner was seeking approval to delay construction of the asphalt trail. L. Ternet noted she had discussed the request with Parks Director Will Lacey, who expressed no objection to the delay provided a defined timeframe was established. Ternet further stated that this could be addressed through a recorded commitment and that she would provide the petitioner with the necessary documentation. B. Lofton asked whether a specific timeframe had been proposed. J. Portillo indicated the petitioner was requesting a five-year timeframe to complete the trail. B. Lofton stated a preference that the trail be structured either within five (5) years or at the time the Town of Danville constructed a trail that would connect to this property, whichever occurs first.

The public hearing was opened. There being no public comment, the hearing was closed.

B. Lofton made a motion to approve the request with the condition that a recorded commitment be executed requiring construction of the trail either within five (5) years or upon the Town's construction of a connecting trail to the property, whichever occurs first. S. Rempert seconded the motion. The motion passed unanimously, 7–0.

Roll Call Vote:
D. Potter – Aye
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
M. Chatham – Aye
B. Lofton – Aye

B. **Public Hearing: D.R. Horton – Indiana, LLC & LAR – LAN Enterprises, LLC, Amendment to the Planned Unit Development, Parks at Miles Farm & Villas at Miles Farm, located north of US Highway 36 between Mackey Road and North County Road 200 West, approximately 99 acres**
(John J. Moore, Tuohy, Bailey, & Moore, LLP)

L. Thompson stated the petitioners had submitted a letter withdrawing their petition at this time.

New Business:

A. **Design Review Committee Recommendations: Brad Worland, Samsen Properties, Owner/John Finlay, Boyle Construction Management (Signs), 1 South Washington Street**
(John Finley)

L. Ternet stated that the Design Review Committee provided a favorable recommendation; however, concerns were noted regarding the sign's square footage, which exceeds the limits established by the Town's ordinance. As a result, the petitioner would be required to seek a variance from the Board of Zoning Appeals. D. Potter made a motion to approve the request with the conditions recommended by the Design Review Committee. B. Lofton seconded the motion. The motion passed unanimously, 7–0.

Roll Call Vote:
D. Potter – Aye
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
M. Chatham – Aye
B. Lofton – Aye

Other Business: None

Report of Officers, Committees and Staff: None

With there being no further business, the meeting was adjourned at 7:20 p.m.

Loris Thompson, President

Barry Lofton, Secretary