

**MINUTES OF THE DANVILLE-BOYLE COUNTY PLANNING & ZONING COMMISSION MEETING
June 1, 2016**

The Danville-Boyle County Planning and Zoning Commission met for a regular meeting at Danville City Hall on Wednesday, June 1, 2016 at 9:00 a.m.

COMMISSIONERS PRESENT: Jerry Leber, Chairman
William Baas
Jeffrey Baird
Clayton Denny
Mary Ann Hollon
Susie Kelly
Terry Manon
Marion White

OTHERS PRESENT: Paula Bary, Director
Dan Steinhauer, Compliance Administrator
Jennie Hollon, Administrative Assistant
Others

Chairman Leber called the meeting to order and announced there was a quorum present. He then led the opening prayer.

1. MINUTES

Commissioner Baird made a motion to approve the minutes of the May 4, 2016 meeting as presented. Commissioner White seconded the motion and it unanimously carried.

OLD BUSINESS

2. DAYS INN FINAL PLAT AMENDMENT #2 REVISION

A revision to the final plat amendment for Days Inn was presented by Larry Wesley, KWM Engineering and Henry Greenwell, Newcomb Oil. The purpose of the conditionally approved (5/4/16) revision was to show a 40 foot setback. The property is located at 1641 S. Danville Bypass, Danville and is zoned HC. The owner of the property is Newcomb Oil Company. Paula stated the original plat was not technically correct, showing a 20 foot building setback rather than the required 40 foot. Therefore, the plat was conditionally approved on May 4, 2016, subject to the Board of Adjustments approval and signatures. The revised plat shows a 40 foot setback line along Garland Drive. Larry Wesley stated that the owner said to go ahead with the 40 foot setback requirement, so the plat could get recorded.

Paula stated that the revised plat was technically correct and still needed Earl Coffey's signature and a Letter of Credit. Commissioner Baird made a motion to approve the final plat revision and remove the BOA condition. Commissioner Hollon seconded the motion and it carried unanimously.

3. FIVE STAR SITE PLAN REVISION

A final plat revision for Five Star was presented by Larry Wesley, KWM Engineering. The plat was approved May 4, 2016, contingent upon BOA approval of a variance. The property is located at 1641 South Danville Bypass, Danville and is zoned HC. Paula stated that on Tract 2, the setback was increased to 40 feet, and the site plan was now technically correct, has the required signatures and no longer needs BOA approval, but will need a Letter of Credit. Commissioner Baird made a motion to approve the revised plat. Commissioner Kelly seconded the motion and it unanimously carried.

4. MINOR PLATS

The following minor plats were presented for approval:

- a. Morgan Cox– The purpose of this plat was to off-convey Tract A and Tract B, and combine them, creating Tract C. The property is located at 4458 and 4478 White Oak Road, Boyle and is zoned AR-1. Commissioner Hollon made a motion to approve the plat as presented. Commissioner Baird seconded the motion and it unanimously carried.
- b. Cason Wittig– The purpose of this plat was to create Lot B-1 and show that it is to be combined with Lot A-1, and the combined area is to be described as Lot A. The property is located on 321 North 4th Street and 430 Smith Street, Danville and is zoned GR-B. Commissioner Baird made a motion to approve the plat as presented. Commissioner Denny seconded the motion and it unanimously carried.

5. WILDERNESS TRACE DISTILLERY SITE PLAN

A site plan for Wilderness Trace Distillery was presented by David Ahnquist, Vantage Engineering. The purpose of the plat was to gain approval for the construction of a barrel warehouse and associated site improvements. The property is located at 4095 Lebanon Road and is zoned IBD. Commissioner Hollon made a motion to approve the plat subject to adding Kendall's seal and Earl Coffey's signature. Commissioner Baird seconded the motion, and it unanimously carried.

CHAIR BUSINESS

1. RESOLUTION #160505, NEW SURVEYOR'S CERTIFICATE

Paula updated the Commission that she was waiting for comments from surveyors. She will e-mail the surveyor's to request comments and suggestions.

2. DAVCO PLAT RENEWAL

Nancy Davis submitted a letter requesting the preliminary plat for Davco to be renewed. The plat expired on May 17, 2016. Commissioner Kelly made a motion to renew the plat for one year. Commissioner Denny seconded the motion and it unanimously carried.

3. PAYMENT OF BILLS

A list of bills in the amount of \$1,792.51 was presented for approval. Commissioner Baird made a motion to pay the bills. Commissioner White seconded the motion and it unanimously carried.

4. APRIL FINANCIAL REPORTS

The financial reports for April 2016 were presented for approval. Commissioner Manon made a motion to approve the reports as presented. Commissioner Denny seconded the motion and it unanimously carried.

5. COMP PLAN UPDATE

Jerry Leber spoke with the City Manager two months ago, and he was assured that the missing portions of the Comp Plan from the city would be done. Paula reviewed that the missing sections are the Chapter 7 Transportation Plan and the City hired a consultant to provide that information. Chapter 6 on City Facilities and Transportation is still outstanding from engineering and is needed for Chapter 9 text to be completed.

Chairman Leber thanked Maryann Hollon for her dedication and input for her two terms as a Commissioner and announced that this was her final meeting, as her term will be completed.

This concluded the business scheduled on the agenda. The meeting was adjourned at 9:20a.m.

Prepared by:

JENNIE HOLLON
ADMINISTRATIVE ASSISTANT