

**MINUTES OF THE DANVILLE-BOYLE COUNTY PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 7, 2016**

The Danville-Boyle County Planning and Zoning Commission met for a regular meeting at Danville City Hall on Wednesday, September 7, 2016 at 9:00 a.m.

COMMISSIONERS PRESENT: Jerry Leber, Chairman
William Baas
Clayton Denny
Vince DiMartino
Logan Germann
Susie Kelly
Terry Manon
Marion White

OTHERS PRESENT: Paula Bary, Director
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. Jerry then introduced Vincent DiMartino as the new Commissioner representing Danville.

1. MINUTES

Commissioner Denny made a motion to approve the minutes of the August 3, 2016 meeting as presented. Commissioner White seconded the motion. Chairman Leber abstained from the vote, as he was not present on August 3, 2016. The motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

2. MINOR PLATS

The following minor plats were presented for approval:

- a. Sue High Estate – Nancy Estes presented the plat. The purpose of this plat was to off-convey tract AB from the property of the Sue High Estate, and to show the ingress/egress easement across Sue High Estate and Tract AB along the existing driveway, in favor of Tract A, B and AB. The property is located on Phillips Lane, Boyle County and is zoned AR-1. Commissioner Manon made a motion to approve the plat as presented. Commissioner Kelly seconded the motion and it unanimously carried.

3. WESTRIDGE DEVELOPMENT CO. FINAL PLAT AMENDMENT-LOT 5 SECTION 4

A final plat amendment for Westridge Development Co., LLC was presented by Christopher Horne, Horne Engineering. The purpose of the plat was to amend the forty-foot rear setback line along the southeastern boundary line to a twenty-foot setback line as shown heron. The property is located at 185 Westridge Drive,

Danville and is zoned IBD. Paula Bary said that the amended plat matches current IBD setbacks and a Final Plat Amendment is required to show the current requirements. Paula added that all signatures were needed on the plat still. Commissioner Manon made a motion to approve the plat, contingent upon obtaining all required signatures. Commissioner Germann seconded the motion and it unanimously carried.

4. STORAGE RENTALS OF AMERICA ELITE SITE PLAN (Tabled)

A site plan for Storage Rentals of America Elite was requested to be tabled by Christopher Horne, Horne Engineering. The purpose of this plat was to show the construction of a 23,000 square foot climate controlled indoor storage unit facility. The property is located at 185 Westridge Drive, Danville and is zoned IBD. Mr. Horne explained that there was not clarity on the drainage situation. The layout of the building may change, if onsite drainage is needed, and current drainage does not meet the City's current storm water ordinance. Commissioner DiMartino inquired about what percent of the addition would be under roof. Mr. Horne explained that the entire new facility would be under roof. Commissioner Germann made a motion to table the site plan. Commissioner DiMartino seconded the motion and it unanimously carried.

CHAIR BUSINESS

1. PAYMENT OF BILLS

A list of bills in the amount of \$3,498.92 was presented for approval. Commissioner Manon asked why the Bruce Smith bill was so high. Paula explained that Attorney Smith has been working with Richard Campbell and the Fiscal Court on a request from Jody Sharpe to use a cashed letter of credit to compete the Hunt Farm project. Paula added that the fiscal court required 50% of homes be built in a development first, and that quota had not yet been met. Commissioner Denny made a motion to pay the bills. Commissioner Kelly seconded the motion and it unanimously carried.

2. FINANCIAL REPORTS

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

3. RESOLUTION 160907

Paula explained that the department's current surveyor's certificate was restrictive and only allowed certain surveying methods. Since the state board allows new technologies, adding Resolution 160907 would allow surveyors flexibility to develop their own certificate as an option to include these new technologies. Commissioner Germann made a motion to approve Resolution 160907. Commissioner White seconded the motion and it unanimously carried.

4. COMPLIANCE ADMINISTRATOR

Lisa Bowman was recommended by the Personnel Committee for the position of Compliance Administrator. Paula said that Ms. Bowman was available to start work on Monday, September 12, 2016. Commissioner Germann made a motion to approve the hire of Lisa Bowman as Compliance Administrator. Commissioner Kelly seconded the motion and it carried unanimously.

5. COMP PLAN UPDATE

Paula Bary shared that she had received Chapter 7 from the City Engineer. She also shared the chapter with the county engineer, Duane Campbell, for him to look over and provide any additional input. Paula continued that part of Chapter 6 on Community Facilities was still needing done and she will re-check with the city engineer if he had time to do that chapter, or she will check with other city employees to complete the chapter.

This concluded the business scheduled on the agenda. The meeting was adjourned at 9:30 a.m.

Prepared by:

JENNIE HOLLON, ADMINISTRATIVE ASSISTANT