



**DANVILLE AREA
PLANNING & ZONING COMMISSION
MEETING**

Minutes, February 6, 2020

Members in Attendance:

Tracy Taylor – Chair
Adam Brown
Ted Vacketta Jr.
Troy Savalick
Pete Goodwin
Justin Fleming

Members Not Present:

Michael Hall

City Representatives:

Logan Cronk
Alicia Gonzalez

I. Call to Order, Roll Call & Declaration of Quorum

- a. Chair Taylor called the meeting to order at 5:15 with declaration of a quorum.

II. Announcement that the P&Z Commission is Advisory to the City Council

- a. Announcement made.

III. Approval of Agenda:

- a. *Motion:* Brown *Second:* Vacketta ALL AYE

IV. Approval of Minutes: From November 7, 2020 meeting

- a. *Motion:* Goodwin *Second:* Vacketta ALL AYE

V. General Oath of Audience

- a. All in attendance stood and were sworn-in.

VI. Public Hearings

- a. Re – zoning Petition # 275 RT 1 Store N Lock commonly known as 15952 Potter Woods Rd
- i. Andrew Mudd, Mr. Brennan attorney is requesting to re-zone the property commonly known as 15952 Potter Woods Rd from Agricultural to B-2 Highway business, for auto mobile sales and service and continuance of storage facility
 - ii. Speaking on behalf of the petition: Andrew Mudd (Mr. Brennan, owner)
 - iii. Mudd: submitted a site plan almost 2 months ago and shows a 2001 map for zoning. For sell of the used cars will be very small.
 - iv. Mudd: states there was and auto sales facility NE of Mr. Brennan's property and this business will be much smaller.
 - v. Brown: Asked if there was already other businesses out by this location
 - vi. Brennan (owner) trying to obtain by state law that he needs and actual address to be able to sell cars.
 - vii. Goodwin: Asked if the sales to the NE corner of Mr. Brennan's lot was also zoned agricultural. As records show it was.
 - viii. Eaglen (24050 Old Seaton Hill Rd) was opposed to re-zone due to no highway access. All traffic will have to come in and out on one road. If there is only a couple cars now, what could it be 10 years from now?

- ix. Haulf (24265 Old Seaton Hill Rd) was opposed to the re-zone do to lots of traffic and families not being able to enjoy the wild life and nature and children going outside to play. Currently it feels like county living and her concern with adding this auto mobile facility is families will not be able to get out and enjoy the area as they have in the past
- x. Harrington (15228 E 2430 North Rd) is opposed to the re-zone in concerns of traffic jams. There is only one way in and out of Old Seaton Hill and thinks people will not be able to get turned around.
- xi. Nardonie (24145 ST RT 1) having extreme growth in the business. Right now it could start out small but in 10 to 20 years what will this turn into.
- xii. Cronk: Speaking from a phone call received for a resident who could not be present. Owners address as stated 24458 Old Seaton Hill Rd, stated that location in conversation is a residential district and does not want to see if commercialized.
- xiii. Vacketta: comment in general regards of the re-zoning, not only does the board have to look at this specific property of re-zoning but any allowable use of the use tables in the ordinance for this property. If property is changed and property is sold in the future it can be rebuilt as anything allowed under that specific zoning ordinance.
- xiv. Vacketta: By re-zoning this property in the middle of agricultural and rule areas it would be considered spot zoning. Once it's done for one person we would get lots of request with spot zoning all over the city.
- xv. Cronk: Staff recommendation was to deny the petition based only on the wedge of spot zoning and does not fit the land use or comprehension plan of the future. Only option is to reassess the plan on the RT 1 corridor.
- xvi. Smith: (24265 Old Seaton Hill Rd) worried about the amount of cars that will be on the lot. The lot could potentially hold up to 20 or so cars.
- xvii. Motion to approve the findings and facts that are listed by staff
Motion: Vacketta Second: Savalick 3 – 3, Motion Denied

VII. Adjournment

- a. Chair Taylor entertained a motioned to adjourned the meeting at 5:44
 - i. *Motion:* Brown, *Second:* Savalick 6 AYE,