DANVILLE AREA
PLANNING & ZONING COMMISSION
MEETING
Minutes October 1, 2020

Members in Attendance:  Absent:  City Representatives:
Tracy Taylor – Chair  Troy Savalick  Logan Cronk
Michael Hall  Justin Fleming  Natasha Elliott
Ted Vacketta Jr.  Adam Brown
Pete Goodwin

I. Call to Order, Roll Call & Declaration of Quorum
   a. Chair Taylor called the meeting to order at 5:15pm 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: 10/1/2020 with change to Rezoning Petition #280 correcting “B1 – General Business” to state “B1-Neighborhood Business”
   a. Motion: Vacketta  Second: Goodwin  ALL: AYE

IV. Approval of Minutes: 09/03/2020
   a. Motion: Hall  Second: Vacketta  ALL: AYE

V. General Oath of Audience
   a. All in attendance were sworn-in.

VI. Items of Information
    a. None

VII. Public Hearings
    a. Re-Zoning Petition #280 – Vincent Clark, Edward Clark, & Shelia Clark are requesting to re-zone the property commonly known as 701 & 703 E Williams St. from II- Light Industrial to B1- Neighborhood Business
       i. Taylor: What type of business you would like to have there and what the situation is
       ii. Edward Clark (speaking on behalf of the petition): Is a Danville native who was born and raised in this neighborhood, went to college, and is returning to open a convenient store.
       iii. Taylor: What are the hours of operation, days of operation, and inventory
       iv. Clark: I want to operate Monday – Sunday from 7am -9pm. Plans to sell soft drinks, toiletries, tobacco products, food and beverages, candy, snacks, and things of that nature.
       v. Taylor: Any other questions or comments from any of the other commissioners? Logan, any comments from the public?
       vi. Cronk: We did receive one comment from an adjacent resident who wanted to call in to support the petition
       vii. Taylor: If there are no further questions or comments – please provide the staff report.
       viii. Cronk: Staff feels that the requested re-zone from I-1 to B-1 is appropriate. Page 49 of the Comprehensive Plan adopted October 3, 2006 states “Non-residential structures exist throughout Danville’s older residential neighborhoods that were built and have previously been used for business purposes….Rather than having these properties become problems for the neighborhood, the reuse of these structures for certain low intensity business uses should be permitted and encouraged”. The property has been vacant for many years as zoned. As such, it may be a better fit as a business that offers convenience items within a quarter-mile radius of the residential areas to the east and south of the property. The building meets area and bulk requirements with
adequate parking and space to accommodate customers to the business. Based on the information currently available, without the benefit of additional information that may be presented at the public hearing, the Public Works Department recommends approval of the re-zoning petition #280. Also, after driving by the building a few days ago, I can say that the improvements were very aesthetically pleasing so thank you for investing in the community in that fashion.

ix. **Taylor:** If there are no other questions or comments from any other commissioners –

x. **Vacketta:** I just wanted to call to everyone’s attention under the preliminary findings of fact item number 4 – I know when we usually consider zoning changes, we are always considerate about isolating zoning districts – under the city code - the B1 for neighborhood business was intended to create isolated districts for these small, stand alone businesses. So I don’t want other commissioners to think that this is a problem but that is the intent of this district.

xi. **Taylor:** I agree. My biggest concern are the hours but the hours as stated are suitable for a neighborhood. If no other questions or comments, I will entertain a motion (to approve preliminary findings of fact and the rezoning petition)

xii. **Motion:** Vacketta  **Second:** Hall

xiii. **Cronk:** *(Roll Call):* Taylor – Yes; Brown – Absent; Goodwin – Yes; Savalick - Absent ; Vacketta - Yes ; Hall - Yes ; Fleming – Absent

xiv. **Taylor:** The motion has been approved and will be heard again on the 20th.

b. **Special Use Permit #245** – Vincent Clark, Edward Clark, & Sheila Clark as requesting for a Special Use Permit to operate a convenience store at the property commonly known as 701 & 703 E Williams St.

i. **Taylor:** Mr. Clark has already explained the situation. Is there any questions or concerns from the commissioners about this permit at this time? Any questions from the general public?

ii. **Cronk:** No concerns were voiced from the public.

iii. **Taylor:** Comments from the city?

iv. **Cronk:** The same comments stand as before but I would like to say - as Vacketta mentioned – when you look at residential district – often times R2 and R4 districts are used to host certain businesses so it is a similar concept.

v. **Taylor:** Any other questions, comments, or concerns? If not, I will entertain a motion to approve the preliminary findings of fact and application for Special Use Permit #245

vi. **Motion:** Goodwin  **Second:** Vacketta

vii. **Cronk:** *(Roll Call):* Goodwin – Yes; Savalick - Absent ; Vacketta - Yes ; Hall - Yes ; Fleming – Absent ; Taylor – Yes ; Brown - Absent

viii. **Taylor:** The motion has been approved and will be heard again on the 20th.

VIII. **Adjournment at 5:33pm**

i. **Motion:** Goodwin  **Second –** Vacketta  **ALL - AYE**