



**DANVILLE AREA  
PLANNING & ZONING COMMISSION  
MEETING**

**Minutes, October 3, 2019**

**Members in Attendance:**

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

**Members Not Present:**

**City Representatives:**

Logan Cronk  
Tyson Terhune  
Sam Cole  
Eric Childers

**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:* Goodwin      *Second:* Vacetta      ALL AYE

**IV. Approval of Minutes:**

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

**V. General Oath of Audience**

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

**VI. Public Hearings**

- a. Re-zoning Petition #271: Terhune spoke for Trinity Evangelical Lutheran Church in their petition to rezone 826 East Main St from R2 to B2. He explained that this re-zoning was necessary for the size of sign they would like to install but also the rezone would allow for the City to create a contiguous business zoning district along the Main Street Corridor. Terhune recommended that if the petition was approved in addition to the parcel at 826 E. Main all other Church properties along that corridor (816, 818, 824, 828, & 830 Main) be rezoned to B2 in order to create the contiguous commercial zoning along Main Street.

- i. Motion to approve Re-Zoning Petition #271 and the findings of fact and send to the Danville City Council meeting on 10/15/19 for final consideration, on condition that in addition to 826 E. Main all Trinity Evangelical Lutheran properties located along that corridor (816 E. Main, 818 E. Main, 824 E. Main, 828 E. Main & 830 E. Main) be rezoned to B2 in order to create contiguous zoning.

*Motion:* Goodwin, *Second:* Savalick      5 AYE, – Motion Passed

- b. Planned Unit Development Petition #4: James McCraren of Vermilion Development and Tim Brangle of Chicago Consultant Studio reviewed a presentation given at the September 5<sup>th</sup> Planning and Zoning Commission meeting. Ted Vacketta recused himself on grounds of his employment by the landowner involved with the development. The presentation consisted of:
- i. Recap of what was presented at the September 5<sup>th</sup> Planning and Zoning Commission meeting.
  - ii. Review of the PUD process and how Vermilion Development worked with the City's Planning Department on creating the application.
  - iii. Discussion of potential development amenities such as: camping, restaurants, lodging, and other possibilities.
  - iv. Presentation of a conceptual site plan for the development.
  - v. Review of requirements for current zoning (B3) and how the conceptual plan may vary from those requirements.
  - vi. Discussion of how current utilities would serve the proposed development.
  - vii. Examined the topography of the parcel in relation to potential drainage questions.
  - viii. Reviewed the timeline of the development process and how this will be determined by the state awarding a license to the developers.
  - ix. Review of the anticipated signage for the development site and how it is similar to other casino/gaming development sites.
  - x. Commissioner Goodwin asked if there was a chance for development expansion beyond the proposed site. Brangle answered that it's possible but not being looked at currently.
  - xi. Commissioner Taylor clarification on the PUD process, Terhune explained that this phase was primarily to review the proposed use of the site and if current infrastructure could support that use.
  - xii. Commissioner Taylor asked about potential traffic issues and utilities. Terhune explained that utilities were sufficient to support the proposed development and that the Developers agreed to conduct a Traffic Impact Analysis study as part of the second phase of the PUD process.
  - xiii. Motion to approve Planned Unit Development Petition #4 and the findings of fact and send to the Danville City Council meeting on 10/15/19 for final consideration.  
*Motion: Savalick, Second: Brown*                      4 AYE, – Vacketta recuse - Motion Passed

## VII. Adjournment

- a. Chair Taylor entertained a motioned to adjourned the meeting at 5:45
- i. *Motion: Brown, Second: Savalick*                      5 AYE, – Motion Passed