



Avon Advisory Planning Commission Meeting
February 27th, 2023 at 6:30 p.m.
at Avon Town Hall

1. Start Of Meeting

- Call to Order
- Pledge of Allegiance
- Roll Call
- Determination of Quorum

2. Approval Of Minutes

2.1. January 23rd, 2023 - Plan Commission Regular Meeting Minutes

[HTTPS://WWW.AVONGOV.ORG/AGENDACENTER/VIEWFILE/AGENDA/ 01232023-206?HTML=TRUE](https://www.avongov.org/agendacenter/viewfile/agenda/01232023-206?html=true)

3. Committee Reports

4. Request For Continuances Or Agenda Modifications

5. Public Comment

The public may comment on items on the agenda that are not a public hearing or on a specific matter within the Council's jurisdiction.

6. Old Business

6.1. DPR 22-07 Avon Retail Center

Request for approval of a Development Plan Review petition to approve a new 17,600 sq. ft. retail center with a waiver of Section 2.10.O.2.e of the Unified Development Ordinance to provide for a front façade with 28 percent glazing on the first floor (minimum 35 percent glazing required). The 1.71-acre property is located directly east of the existing Beechwood Retail Center. The site is zoned C-2 and is located in Tiers 2 & 3 of the US Highway 36 Overlay Zoning District.

Petitioner - Michael Deer - Michael Deer, PE.

Documents:

[DPR22.07.FEB.STAFF.REPORT.PDF](#)

6.2. MAP(P) 22-16 Countryside Estates Primary Plat

Requests approval of a Primary Plat to subdivide 38.6 acres into 60 lots for a single-

family residential development with a Waiver of Section 7.21.J of the Unified Development Ordinance to allow a subdivision of 60 lots with one access point to a perimeter street (two access points required). The 38.6-acre property is zoned R-2 and is located near 7900 E County Road 100 N.

Petitioner - Lance Ferrell - Banning Engineering

Documents:

[MAP.22.16.FEB.STAFFREPORT.PDF](#)

7. New Business

7.1. DPR 23-01 Harvest Landing, Lot 4

Request for approval of a Development Plan Review petition to approve a new 7,000 sq. ft. retail center with a waiver of Section 2.10.O.2.a of the Unified Development Ordinance to allow fiber cement siding to be considered masonry as it applies to the masonry requirement for buildings in Tier One of the U. S. Highway 36 Overlay District. The 1.79-acre property is located at 8932 E. US Hwy 36.

Petitioner - Dillon Reynolds, PE – SPACECO, Inc.

Documents:

[DPR23.01.FEB.STAFF.REPORT.PDF](#)

8. Other Business

8.1. 2023 Training Session

9. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Avon, should contact the Town Administrative Offices as soon as possible but no later than 48 hours before the scheduled event.

"Avon is a safe, vibrant community for active families and thriving businesses."

Avon Town Hall | 6570 East US Highway 36 | Avon, IN 46123 | 317-272-0948 | avongov.org | Next

Meeting: **03/27/2023**