



Avon Advisory Planning Commission Meeting  
**April 24th, 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. March 27th, 2023 Plan Commission Regular Meeting Minutes**

[HTTPS://WWW.AVONINDIANA.GOV/AGENDACENTER/VIEWFILE/MINUTES/ 03272023-224](https://www.avonindiana.gov/agendacenter/viewfile/minutes/03272023-224)

**3. Committee Reports**

**4. Request For Continuances Or Agenda Modifications**

**4.1. DPR 23-05 Avon Marketplace Surgery Center**

Request for approval of a Development Plan to construct a surgery center. The 2.96-acre property is located at Lot 4C Replat of Lot 4A of Avon Marketplace.

***Petitioner – Brady Vaughan – Crossroad Engineers, P.C.***

**(Staff request for a continuance due to need for setback variance)**

*Documents:*

[STAFF.REPORT.CONT.DPR23-05.PDF](#)

**4.2. DPR 23-06 Sudan Trucking**

Request for approval of a Development Plan to construct a truck trailer parking and maintenance facility. The 3.14-acre property is located between 8379 Kingston Street.

***Petitioner – Dale Kruse – Kruse Consulting***

**(Petitioner requests a continuance to June 26, 2023 to file a special exception for a gravel lot and a development standards variance for a fence in the front**

yard)

*Documents:*

[DPR23.06.STAFF.REPORT.PDF](#)

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

Request for approval of a Primary Plat to subdivide 38.6 acres into 61 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 61 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 G. Ferrell – Banning Engineering***

*Documents:*

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

**7. New Business**

**7.1. DPR 23-02 Bank Of America - Avon**

Request for approval of a Development Plan to construct a 4,240 sq. ft. single-story financial center branch with drive-up service lanes including a waiver of Section 2.10.O to allow cladding with stucco and metal in lieu of masonry material (80 percent masonry required and stucco can be used as an accent material in Tier One of the U. S. Highway 36 Overlay) and a waiver of Section 6.12.B.2 to provide for drive through lanes with a width of 8.5 feet (12 feet required). Located in Tier 1 of the US 36 Overlay District. The 1.08-acre property is located at 6851 E. US Hwy 36.

***Petitioner – Brian Emrich – Allegro Civil Engineers***

*Documents:*

[DPR23.02.STAFF.REPORT.PDF](#)

**7.2. DPR 23-03 Skillman Hyundai South Lot**

Request for approval of a Development Plan to construct a new parking lot associated with the existing Ray Skillman Hyundai dealership. The 3.46-acre property is located on Lot 2 of the Jarvis Subdivision.

***Petitioner – Brady Vaughan – Crossroad Engineers, P.C.***

*Documents:*

**7.3. DPR 23-04 Plaza 267**

Request for approval of a Development Plan to construct an 18,171 sq. ft. retail building inclusive of a grocery with coffee shop component, restaurant component, and the remaining left as a shell slated for additional retail. The 2.21-acre property is located at 187 and 203 N. Avon Ave.

***Petitioner – Michael Kalberg – Crossroad Engineers, P.C.***

*Documents:*

**8. Other Business**

**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: **05/22/2023**