



Avon Advisory Planning Commission Meeting
June 26, 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. 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.

3. Approval Of Minutes

3.1. April 24th, 2023 Plan Commission Regular Meeting Minutes

[HTTPS://WWW.AVONINDIANA.GOV/AGENDACENTER/VIEWFILE/MINUTES/ 04242023-231](https://www.avonindiana.gov/agendacenter/viewfile/minutes/04242023-231)

4. Request For Continuances Or Agenda Modifications

5. Old Business

5.1. DPR 23-01 Harvest Landing Lot 4

Requests approval of an amendment to an approved Development Plan Review petition to provide for an outdoor eating area and the removal of parking spaces. The 1.79-acre property is located at 8932 E. US Hwy 36.

Petitioner - Dillon Reynolds, PE – SPACECO, Inc.

Documents:

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

5.2. 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 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.JUNE.STAFF.REPORT.PDF](#)

5.3. 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.

Documents:

[DPR23.05.JUNE.STAFF.REPORT.PDF](#)

5.4. 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

Documents:

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

5.5. DPR 23-07 - 7 Brew @ Stanfield

Request for approval of a Development Plan Review to approve of a 750 sq. ft. coffee shop and through lane. Located in Tier 1 of the US 36 Overlay District. The 0.87-acre property is located at 6883 E. US Hwy 36, Lot 2 of Stanfield Crossing.

Petitioner - Joseph Calderon – Barnes & Thornburg, LLP

Documents:

[DPR.23.07.JUNE.STAFFREPORT.PDF](#)

6. New Business

6.1. DPR 23-09 Avon Landing Industrial Building #2

Request for approval of a Development Plan Review to approve to develop 245,240 sq. ft. warehouse. The 20-acre property is located at 2580 Logistics Way.

Petitioner - Nathan Winslow - American Structurepoint, Inc.

Documents:

[DPR23.09.JUNE.STAFF.REPORT.PDF](#)

6.2. DPR 23-10 Avon Business Park

Request for approval of a Development Plan Review to approve of a (6) new flex-industrial building of 12,000 sq. ft. each for a total of 72,000 sq. ft. Located within 36 Overlay. The 5.2-acre property is located at 8360 Kingston St.

Waiver A: UDO 2.10(O)(3)(a)/7.11(D): Request to allow for use of canopies and unit colors in place of articulation.

Waiver B: UDO 2.10(O)(2)(c): Request to allow relief from two different materials on building facades.

Waiver C: UDO 2.10(O)(2)(b): Request to allow use of metal panels and masonry on building facades.

Waiver D: UDO 2.10(O)(2)(a): Request to allow modification of masonry percentages on building facades.

Petitioner - Raj Dhaliwal – Avon Business Park, LLC

Documents:

[DPR.23.10.JUNE.STAFF.REPORT.PDF](#)

6.3. MAP(P) 23-05 Kingsway Christian School

Request for approval of a Major Subdivision Primary Plat approval to develop a school. The 31-acre property is located between 5706 E. Co. Rd. 100 N.

Petitioner - Steve Brehob – Banning Engineering

Documents:

[STAFF.REPORT.JUNE.MAP.23.05.PDF](#)

6.4. DPR 23-11 Kingsway Christian School

Request for approval of a Development Plan Review to approve of to develop a school. The 31-acre property is located at 5706 E. Co Rd. 100 N.

Petitioner - Steve Brehob – Banning Engineering

Documents:

[DPR.23.11.JUNE.STAFF.REPORT.PDF](#)

6.5. ZA 23-01 Bucks Properties

Request for a recommendation of approval to the Town Council of a Zoning Amendment to rezone a property from C-3: Transitional Office District to C-2: General Commercial. The 10.06-acre property is located west of 7651 Beechwood Centre Rd.

Petitioner - Ben Comer - Comer Law Office

Documents:

[STAFF.REPORT.JUNE.ZA.23.01.PDF](#)

7. Other Business

8. Committee Reports

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: **07/24/2023**

