



Avon Advisory Planning Commission Meeting
August 28th, 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. July 24, 2023 Plan Commission Regular Meeting Minutes

[HTTPS://WWW.AVONINDIANA.GOV/AGENDACENTER/VIEWFILE/MINUTES/ 07242023-250](https://www.avonindiana.gov/agendacenter/viewfile/minutes/07242023-250)

3. 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.

4. Request For Continuances Or Agenda Modifications

4.1. 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

(Staff requesting continuance to September 25, 2023 for revised plans)

Documents:

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

4.2. DPR 23-10 Avon Business Park

Request for approval of a Development Plan Review to approve (6) new flex-industrial building of 12,000 sq ft each for a total of 72,000 sq ft. 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

(Staff Requesting Continuance to September 25, 2023 due to lack of revised plans)

Documents:

[DPR23.10.STAFF.REPORT.CONT.PDF](#)

5. Old Business

5.1. DPR 23-12 Washington Township Park Maintenance Facility

Request for approval of a Development Plan to approve a new 54' x 64' maintenance facility. The 81.11-acres property and will be built south of splash pad and is located at 390 Whipple Lane. The site is zoned R-1.

Petitioner - Matt Maple, PE – HWC Engineering

Documents:

[DPR23.12.STAFF.REPORT.AUGREV.PACKET.PDF](#)

6. New Business

6.1. ZA 23-02 Avon Middle School

Request for approval of a to rezone to develop a new middle school. The 79.87-acres property is located between 1204 E. Co. Rd. 450 E.

Petitioner – Scott Wyndham – Avon Community School Corporation

Documents:

[STAFF.REPORT.ZA.23.02.PDF](#)

7. Other Business

7.1. Resolution For Amendment To Avon Economic Development Area Expansion And Easton Grey Allocation Areas

This resolution amends the earlier Declaratory Resolution for Avon Economic Development Area (1999) to modify allocation areas associated with Easton Grey.

Documents:

[DEC RESOL.PDF](#)

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: **09/25/2023**