



Avon Advisory Planning Commission Meeting
September 25th, 2023 at 6:30 p.m.
at Avon Town Hall

1. Start Of Meeting

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

2. Approval Of Minutes

2.1. August 28th, 2023 Plan Commission Regular Meeting Minutes

[HTTPS://WWW.AVONINDIANA.GOV/AGENDACENTER/VIEWFILE/MINUTES/ 08282023-258](https://www.avonindiana.gov/agendacenter/viewfile/minutes/08282023-258)

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 October 23, 2023 meeting due to lack of revised plans)

(Continuances permitted through December 19, 2023 then the Petition should be dismissed)

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.

1. **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.

2. **Waiver B:** UDO 2.10(O)(2)(c): Request to allow relief from two different materials on building facades.
3. **Waiver C:** UDO 2.10(O)(2)(b): Request to allow use of metal panels and masonry on building facades.
4. **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 October 23, 2023 meeting due to lack of revised plans)

(Continuances permitted through December 19, 2023 then the Petition should be dismissed)

4.3. DPR 23-13: C-Store (1137 N. Avon Ave)

Request for approval of a Development Plan Review to approve to develop 2,500 sq. ft. gas station and convenience store. The 0.87-acres property is located between 1137 N Avon Ave.

Petitioner - Pat Rooney - Attorney at Law

(Staff Requesting Continuance to October 23, 2023 meeting due to lack of revised plans)

5. Old Business

6. New Business

7. Other Business

7.1. Introduction To The RFQ Submissions To The Plan Commission For An Update To The Comprehensive Plan

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: **10/23/2023**