



## Avon Advisory Planning Commission Meeting Minutes for **January 22, 2024** at **6:30 p.m.** at Avon Town Hall

1/22/2024 - Minutes

### 1. **Start Of Meeting**

The meeting commenced at 6:30 p.m.

Present members were as follows:

Kathryn Ransburg, President

Paul Guckenberger, Vice President

Bill Reed, Commissioner

Jennifer Spencer, Commissioner

Greg Zusan, Commissioner

Dave Kauffman, Commissioner

Ian Loera, Planning Staff

Dan Taylor, Legal Counsel

Absent were as follows:

Mason Pike, Commissioner

### 2. **Election Of Board Officers**

Dan Taylor explains the election process and positions available up for election.

Guckenberger nominates Kathryn Ransburg as president of the Plan Commission. Nomination passes 6-0. Ransburg nominates Paul Guckenberger as Vice President. Nomination passes 6-0. Ransburg nominates Ian Loera as Secretary. Nomination passes 6-0.

### 3. **Appointment Of A Member To The Board Of Zoning Appeals**

Zusan nominates Paul Guckenberger. Nomination passes 6-0.

#### 4. Approval Of Minutes

##### 4.1. December 19th, 2023 Plan Commission Regular Meeting Minutes

No revisions or requests made. Zusan made a motion to approve the December 19th, 2023 Plan Commission Meeting Minutes. Seconded by Reed. Motion passed 6-0.

#### 5. Public Comment

None.

#### 6. Request For Continuances Or Agenda Modifications

##### 6.1. DPR 23-13: C-Store And Gas Station (1137 N. Avon Ave.)

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

***Petitioner - Pat Rooney - Attorney at Law***

Staff requested a continuance to the February 26th, 2024 Plan Commission Meeting due to lack of revised plans.

##### 6.2. MAP(P) 23-14 Harper Estates

Request for Major Subdivision Primary Plat approval to subdivide a property into 29 single family lots utilizing the Enhanced Lot Standards. The 16.391-acre property is located at 611 N County Road 800 E. and is zoned R-1.

***Petitioner - Steve Brehob, Banning Engineering***

Petitioner requesting a continuance to February 26th, 2024 Plan Commission Meeting.

Guckenberger makes a motion to approve both requests for continuances. Reed seconds. Motion passes 6-0.

#### 7. Old Business

None.

#### 8. New Business

##### 8.1. MAP(P) 23-17 Village Place Townhomes Primary Plat

Request for approval of a Moor Subdivision Primary Plat approval to develop a residential housing community containing 80 attached single-family lots. The 11.02 acre property is located approximately 780 feet north of the intersection of County Road 900 East with Dr. Charles Nelson Drive on the west side of County Road 900 East.

***Kyle Eichorn, HWC Engineering***

Loera presents staff report to the Commission. **Staff recommends approval of MAP(P) 23-17 Village Place Townhomes** subject to the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The project shall receive any necessary review and approval by Crossroads Engineering on behalf of the Town, HCSO, and HC Drainage Board;
3. The final Plat shall comply with all relevant portions of the Unified Development Ordinance and the Town Code; and
4. The petitioner shall obtain the necessary ROW from the property to the north to allow for the required road improvements on N CR 900 E prior to final plat approval.

The Commission proceeds to ask clarifying questions on the Town of Avon Unified Development Ordinance and the possible street signage to prevent parking within the subdivision.

The Commission discusses with Dan Taylor the rights, obligations, and specific terms of the 10-year agreement with HWC Engineering.

The petitioner, Tony Bugatto of 11555 N Meridian St. in Carmel, who represents Lennar, presents his report and further details his request to the Commission.

Guckenberger inquires as to the design of a hammerhead street.

David Schafer, 221 N County Rd. 900 E, speaks out against the lack of green space in the proposal and the possibilities of the townhomes becoming solely rental units.

The petitioner rebuttals that Lennar has provided 26% of green space in the subdivision, as well as the lack of Town regulations regarding rental properties.

Zusan inquires about the possibility of painting the curbs bright colors to deter residents from parking on the street.

The Commission discusses the appreciation of allotted guest parking in the subdivision, the emergency fire access, and the agreement between Lennar and Costco.

The Commission inquires with Loera about the current presence of hammerhead style streets in the Town of Avon.

Ransburg asks staff for clarification on Waiver #3, and Loera further details that portion of his presentation to the Commission.

Ryan Cannon details the Town of Avon street standards to the Commission.

Kauffman makes a motion to approve **Waiver A**. Guckenberger seconds. Motion passes 5-1. Reed makes a motion to pass **Waiver B**. Kauffman seconds. Motion passes 6-0. Kauffman makes a motion to approve **Waiver C**. Reed seconds. Zusan inquires as to the details outlined in the staff report and Taylor clarifies the motion. Motion passes 5-1.

Reed makes a motion to approve **MAP(P) 23-17 Village Place Townhomes Primary Plat**. Kauffman seconds. Motion passes 6-0.

## 9. Other Business

### 9.1. Adoption Of Amended Remote Work Policy

Taylor clarifies the changes made to the Remote Work Policy, and further details the meeting attendance policies as well as the new Indiana law.

Ransburg inquires as to the terms of roll-call votes.

Reed makes a motion to approve the Amended Remote Work Policy. Guckenberger seconds. Motion passes 6-0.

10. **Committee Reports**

Loera gives a Board of Zoning Appeals update. Reed provides updates regarding the Dan Jones widening project and Right of Way acquisition. Loera provides updates on the Central Indiana Housing Study and extends the offer to the Commission to hear the report at a later date.

11. **Adjournment**

Meeting adjourned at 7:46 p.m.

Kathryn Ransburg, President \_\_\_\_\_

Paul Guckenberger, Vice President \_\_\_\_\_

Greg Zusan \_\_\_\_\_

Mason Pike \_\_\_\_\_

Dave Kauffman \_\_\_\_\_

Jennifer Spencer \_\_\_\_\_

Bill Reed \_\_\_\_\_

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 | [avonindiana.gov](http://avonindiana.gov) | Next

Meeting: **2/26/2024**