



Avon Advisory Planning Commission Meeting Minutes for **6:30 p.m. at January 23rd, 2023** at Avon Town Hall

1/23/2023 - Minutes

1. Start Of Meeting

The meeting commenced at 6:30 p.m.

Present:

Kathryn Ransburg, President
Paul Guckenberger, Vice President
Greg Zusan
Dave Kauffman
Mason Pike
Jennifer Spencer
Bill Reed
Bill Peeples, Planning Director
Dan Taylor, Town Attorney
Ian Loera, Senior Planner
Greg Ilko, Town Consulting Engineer

2. Election Of Board Officers

Kauffman nominated Ransburg for President of the Avon Plan Commission. Pike also nominated Ransburg. Ransburg was elected with a vote of 7-0.

Ransburg nominated Guckenberger as Vice President of the Avon Plan Commission. Pike and Reed also nominated Guckenberger. Guckenberger was elected with a vote of 7-0.

Guckenberger nominated Peeples as Secretary of the Avon Plan Commission. Peeples was elected with a vote of 7-0.

3. Approval Of Minutes

3.1. December 20th, 2022 Plan Commission Regular Meeting Minutes

Reed corrected a street address of one of the petitioners. Guckenberger made a motion to approve the minutes as edited. Seconded by Reed. Motion passed 7-0.

4. Public Comment

None.

5. Request For Continuances Or Agenda Modifications

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

Peeples reported that the petitioner is still working on amending plans and has requested a continuance to the February 27th, 2023 meeting date. Pike made a motion to continue the petition as requested. Seconded by Guckenberger. Motion passed 7-0.

6. Old Business

None.

7. New Business

7.1. MAP(A) 22-21 Academy Sports + Outdoors

Peeples presented his report to the Commission. Staff recommended approval of **MAP(A) 22-21 Academy Sports/Gables of Avon Lot 7 Plat Amendment** subject to no conditions.

Zusan inquired as to the assigned lot numbers of subject properties. Ransburg inquired as to allotted parking.

The petitioner Kai Burke, 3039 Premiere Pkwy, Duluth, GA 30097, Core States Group, representing Academy Sports + Outdoors, further explained the proposal to the Commission.

Ransburg opened the floor for public comment at 6:50 p.m. Hearing none, Ransburg closed the floor for public comment at 6:51 p.m.

Guckenberger stated that the proposal made sense and he did not see any issues with the request. Ransburg commended staff's report.

Pike made a motion to approve **MAP(A) 22-21 Academy Sports/Gables of Avon Lot 7 Plat Amendment** as presented. Seconded by Reed. Motion passed 7-0.

7.2. DPR 22-23 Academy Sports + Outdoors

Peeples presented his report to the Commission. Staff recommended approval of **DPR 22-23 Academy Sports + Outdoors** subject to the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. **A landscape bond is required per the Unified Development Ordinance. This bond must be provided to the Town of Avon Prior to the issuance of a full Certificate of Occupancy for the subject site.**
3. **The development shall comply with all relevant portions of Town Code, and comments by Public Works, the Fire Department, and Crossroad Engineers at the preconstruction meeting.**
4. Signage shall be subject to review and approval of a permitting process and shall not be considered approved as part of this petition.

The Commission inquired as to if signage is included as a part of the DPR approval. Staff stated that a preliminary review of signage is conducted if the petitioner provides the signage as part of their development plan, however final approval is granted through the sign permitting process.

The petitioner Kai Burke, 3039 Premiere Pkwy, Duluth, GA 30097, Core States Group, representing Academy Sports + Outdoors, further explained the proposal to the Commission.

The Commission discussed the proposed use and inquired as to any outdoor sales and storage. Staff detailed the process for permitting outdoor storage.

Ransburg opened the floor for public comment at 7:05 p.m. Hearing none, Ransburg closed the floor for public comment at 7:06 p.m.

Pike stated that he agreed with the recommendations of staff and found this to be a clear cut request. Guckenberger agreed that the plans set met the Ordinance.

Reed made a motion to approve **DPR 22-23 Academy Sports + Outdoors** subject to the conditions outlined in the staff report on file. Seconded by Pike. Motion passed 7-0.

8. Other Business

8.1. Report Of Administrative Approvals By The Planning Director

Peeples reported that, as allowed by the Ordinance, he administratively approved the following petitions:

DPR 22-19 Pine Tree Elementary Addition Development Plan, a request to add additions to the northwest and southeast of the existing building and extend a cul-de-sac.

DPR 22-21 Avon Academy Parking Lot modification Development Plan, a request to remove an access pointe along US Highway 36 and increase the capacity of the northern and southern parking lots.

9. Committee Reports

Guckenberger inquired as to if the Plan Commission needs to do an annual assignment to the Board of Zoning Appeals. He volunteered to be the Plan Commission representative to the Board of Zoning Appeals. Reed a made a motion to approve Paul Guckenberger as the representative to the Board of Zoning Appeals. Seconded by Kauffman. Motion passed 7-0.

Loera stated that there are nine items on the February BZA agenda and inquired about scheduling a training session before that meeting.

Peeples stated that he also intended on scheduling training for the Plan Commission at the February PC meeting. The commission and staff discussed the content of the upcoming training.

Kauffman reported that the Redevelopment Commission will meet in the upcoming week.

10. Adjournment

Meeting adjourned at 7:13 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 | avongov.org | Next Meeting: **02/27/2023**