



## Avon Board of Zoning Appeals Meeting Minutes for February 18, 2025 at 6:30 p.m. at Avon Town Hall

2/18/2025 - Minutes

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

Meeting commenced at 6:30 p.m.

Present members were as follows:

Marcus Turner, Chair

Anne Inman, Vice Chair

Kathryn Ransburg, Member

Paul Guckenberger, Member

Marci Taschler, Member

Linda Ahlbrand, Staff

Paul Lambie, Staff

Anna Cron, Legal

### 2. **Approval Of Minutes**

#### 2.1. **Minute For Approval 01/21/25**

Ransburg makes a motion to approve the Board of Zoning Appeals Meeting Minutes from 1/21/2025 as presented. Seconded by Inman. Motion passes 5-0.

### 3. **Request For Continuances Or Agenda Modifications**

Staff requests continuances for the following cases:

SE 24 -05 Dutch Bro 's Coffee, requesting approval of a Special Exception to provide for a drive-through facility on a property located within Tier One of the U.S. Highway 36 Zoning Overlay. The property is located at 7893 East U.S. Highway 36 (northwest corner of Lowe's parcel).

***Petitioner: Tim Davies – Pavilion Development Co.***

VAR 24 -07 Dutch Bro 's Coffee, requesting approval of a Variance of Development Standards to provide for drive-through components to be located within the required front yard along U.S. Highway 36, where all drive-

through components are required to be located within side or rear yards. The property is located at 7893 East U.S. Highway 36 (northwest corner of Lowe's parcel).

***Petitioner: Tim Davies – Pavilion Development Co.***

Inman makes a **motion to continue** these two cases to the April 15th, 2025 Board of Zoning Appeals Meeting. Seconded by Ransburg. Motion passes 5-0.

#### 4. **Public Comment**

None.

#### 5. **Old Business**

##### 5.1. **SE 24-05: Dutch Bros. Coffee SE 24 -05 Dutch Bro 's Coffee**

This case has been continued to the April 15th, 2025 Board of Zoning Appeals Meeting.

##### 5.1.1. **VAR 24-07 Dutch Bros. Coffee VAR 24 -07 Dutch Bro 's Coffee**

This case has been continued to the April 15th, 2025 Board of Zoning Appeals Meeting.

#### 6. **New Business (Public Hearings)**

##### 6.1. **SE 25-01 Ray Skillman Automotive Of Avon**

SE 25-01: Ray Skillman Automotive of Avon, requesting approval of a Special Exception to provide for automotive sales, leasing, service and repair in Tier One of the U.S. Highway 36 Zoning Overlay. The property is located at southeast corner of U.S. Highway 36 & South County Road 900 East.

***Petitioner: Ray Skillman, by Derek Snyder, Crossroad Engineers, P.C.***

Staff presents her report to the Board. Staff recommends approval of this Special Exception as proposed.

The petitioner, Derek Snyder, further details his request to the Board.

Turner opens and closes the public hearing.

Guckenberger makes a motion to approve SE 25-01: Ray Skillman Automotive of Avon. Seconded by Inman. Motion passes 5-0.

##### 6.1.1. **VAR 25-01 Ray Skillman Automotive Of Avon**

VAR 25-01: Ray Skillman Automotive of Avon, requesting approval of a Variances of Development Standards to provide for:

UDO 2.10(H)(2) - A 250-foot front building setback (maximum 125-foot setback permitted)

UDO 2.10(J)(2) – Six rows of parking in front of the building (maximum of two rows permitted in front of the building)

The property is located at southeast corner of U.S. Highway 36 & South County Road 900 East.

***Petitioner: Ray Skillman, by Derek Snyder, Crossroad Engineers, P.C.***

Staff presents her report to the Board. Staff recommends approval of this Variance as proposed.

The petitioner, Derek Snyder, further details his request to the Board.

Turner opens and closes the public hearing.

Ransburg makes a motion to approve VAR 25-01: Ray Skillman Automotive of Avon A. Seconded by Guckenberger. Motion passes 5-0.

Ransburg makes a motion to approve VAR 25-01: Ray Skillman Automotive of Avon B. Seconded by Taschler. Motion passes 5-0.

**7. Other Business**

None.

**8. Adjournment**

Meeting adjourned at 7:14 p.m.

---

Marcus Turner, Chair

---

Anne Inman, Vice Chair

---

Paul Guckenberger

---

Kathryn Ransburg

---

Marci Taschler

---

Paul Lambie, Secretary

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: **03/18/2025**