



Avon Advisory Planning Commission Meeting Minutes for **February 27th, 2023** at **6:30 p.m.** at Avon Town Hall

2/27/2023 - Minutes

1. Start Of Meeting

The meeting began at 6:30 p.m.

Present were as follows:

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

None were absent.

2. Approval Of Minutes

2.1. January 23rd, 2023 - Plan Commission Regular Meeting Minutes

Zusan made a motion to approve the minutes as presented. Motion passed 7-0.

3. Committee Reports

4. Request For Continuances Or Agenda Modifications

None.

5. Public Comment

6. Old Business

6.1. DPR 22-07 Avon Retail Center

Peeples presented staff's report to the commission. Staff recommended approval of the waiver request to allow for a 28% glazing on the front facades and recommended approval of **DPR 22-07 Avon Retail Center Development Plan** 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 Section 4-9 of the Zoning 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.

The Commission discussed the status of the engineering review on this project. Ilko stated that there were no concerns with the undergoing review that would warrant a denial of the petition.

The petitioner, Howard Smiley, 1309 Pamela Dr, Franklin, IN, stated that they the plans *did* meet the minimum 35% glazing. But that he had not had time to provide that to staff.

The petitioner, Michael Deer 1070 Sycamore Ct, Greenwood, IN stated that he had no further comments to add to Mr. Peeples report.

Staff and the commission discussed the fact that the waiver for glazing was no longer needed. Staff explained that they were provided a transmittal letter from the petitioner in which it stated the glazing equaled 28% of the façade.

Ransburg opened the floor for public comment at 6:47 p.m. Hearing none, Ransburg closed the floor for public comment at 6:48 p.m.

The commission and the petitioner discussed the phasing of the project.

Kauffman made a motion to approve **DPR 22-07 Avon Retail Center Development Plan** subject to the conditions outlined in the staff report on file. Seconded by Reed. Motion passed 7-0.

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

Peeples presented staff's report to the Commission. Staff recommended approval of MAP(P) 22-16 Countryside Estates Preliminary Plat, 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 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.
3. The lot width at the setback line for lots 21 and 26 will be increased to the Ordinance minimum prior to secondary plat approval.

Staff also recommended approval of the Waiver to allow for less than the required amount of street accesses.

Staff and the Commission discussed the letter which expresses support for the waiver and discussed the recommendation as it relates to traffic safety. They further discussed the boulevard entrance as an alternative to two accesses.

The petitioner, Jeff Banning, Banning Engineering, 853 Columbia Rd, Plainfield, IN, further detailed the proposal for the Commission. The petitioner and the Commission discussed the proposed turn, deceleration, and acceleration lanes.

Ransburg opened the floor for public comment at 7:28 p.m.

Stephen Kilbourne, 7701 E County Road 100 N, Avon expressed his opposition to the waiver request. He stated it was not in the interest of the community.

Linda Leonard, 7782 Jessica Ln, Avon, asked what was the point of rules if the Commission was not going to uphold them. She expressed her opposition to the waiver request and suggested that the developer should lessen the lot count instead.

Amanda Waggoner, 7493 E County Road 100 N, Avon, expressed concerns regarding the development. She discussed concerns regarding the surveying of the property as it relates to her property boundaries. She further expressed concerns about traffic on 100 N as it relates to safety. She expressed her opposition to the waiver request.

Daniel Hofmann, 1025 Forest Commons Dr, Avon, expressed opposition to the waiver request and argued that it did not meet the criteria.

Jonathon Foster, 7574 Black Walnut Dr, Avon, expressed appreciation for the developers efforts to preserve the trees on the site. He stated that he thought the residential development is a good use of the space. He expressed support for grown and residential development.

Dave Goeckner, 7531 E County Road 100 N, Avon, expressed his opposition to the proposal. He expressed concerns about surveyor posting stakes on his property. He further expressed concerns regarding the number of accesses and bus stop locations as it relates to public safety.

Barbara Kilbourne, 7701 E County Road 100 N, Avon, expressed concerns regarding surveyor stakes placed on her property. She also expressed concerns regarding the single access.

Ransburg closed the floor for public comment at 7:50 p.m.

The commission further discussed density, boulevard entrances, traffic safety, and stud streets. Guckenberger expressed opposition to the waiver request due to safety concerns regarding fire access. Ransburg rebutted, that the waiver would create a safer environment.

The petitioner, Banning responded to the concerns of the remonstrators and of the commission.

Zusan made a motion to approve the access waiver. Seconded by Pike. Motion failed 3-4.

Guckenberger made a motion to continue the petition to a future date determined by staff and the petitioner. Seconded by Reed. Motion passed 7-0.

7. New Business

7.1. DPR 23-01 Harvest Landing, Lot 4

Peeples presented staff's report to the Commission. Staff recommended approval of the Waiver to allow for Fiber Cement to be considered as masonry within the US 36 Overlay.

Staff recommended approval of **DPR 23-01 Harvest Landing, Lot 4 Development Plan** 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 Section 4-9 of the Zoning 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.

Staff and the Commission discussed the definition of masonry as it relates to fiber cement. Staff and the Commission discussed the waiver that was granted for Lot 7.

The petitioner, Dillon Reynolds, SPACECO Inc., 3850 Priority Way S Dr., Indianapolis, further detailed his proposal to the Commission.

The Commission had further inquiries regarding the amount of masonry on the building façade. Staff did not have those percentages on-hand. The commission further discussed the intent of the architectural materials standards within the Ordinance.

Ransburg opened the floor for public comment at 8:37 p.m. Hearing none, Ransburg closed the floor for public comment at 8:38 p.m.

Zusan made a motion to continue DPR 23-01 Harvest Landing, Lot 4 to allow the petitioner to acquire the details regarding the façade masonry percentages. Seconded by Reed. Motion passed 7-0.

8. Other Business

8.1. 2023 Training Session

The Commission held their annual training session, led by Taylor.

9. Adjournment

Meeting adjourned at 9:20 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: **03/27/2023**