



Avon Advisory Planning Commission Meeting Minutes for **June 26th, 2023** at **6:30 p.m.** at Avon Town Hall

6/26/2023 - Minutes

**1. Start Of Meeting**

Meeting commenced at 6:32 p.m.

Present were as follows:

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

Absent was as follows:

Kathryn Ransburg, President

**2. Public Comment**

None.

**3. Approval Of Minutes**

**3.1. April 24th, 2023 Plan Commission Regular Meeting Minutes**

Zusan made a motion to approve the minutes as presented. Seconded by Kauffman. Motion passed 6-0.

**4. Request For Continuances Or Agenda Modifications**

Peeples informed the Commission that **DPR 23-06 Sudan Trucking** requested a continuance to the August 28th, 2023.

Zusan made a motion to continue **DPR 23-06 Sudan Trucking** to the August 28th, 2023 Plan Commission meeting. Seconded by Dave Kauffman. Motion passed 6-0.

Peeples informed the Commission that **ZA 23-01 Bucks Properties** had withdrawn their petition. The Commission acknowledged this withdrawal.

**5. Old Business**

#### 5.1. **DPR 23-01 Harvest Landing Lot 4**

Peeples presented his report to the Commission. Staff recommended approval of this petition subject to no conditions.

The Commission inquired as to the new location of the ADA parking spaces that were being moved.

The petitioner, Dillon Reynolds, SPACECO, Inc., 3850 Priority Way South Drive, Suite 110 Indianapolis, IN 46240, further detailed the request to the Commission.

Guckenberger opened the floor for public comment at 6:44 p.m. Hearing none, Guckenberger closed the floor for public comment at 6:45 p.m.

Zusan made a motion to approve **DPR 23-01 Harvest Landing Lot 4**. Seconded by Pike. Motion passed 6-0.

#### 5.2. **DPR 23-02 Bank Of America - Avon**

Peeples presented his report to the Commission. Staff recommended approval of the **Waiver** to allow for a drive through lane with a width of 8.5 feet, where 12 is required. Staff recommended approval of **DPR 23-02 Bank of America - Avon** 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 8.10(G) of 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. Plans shall be amended to include the most recent version of the Town of Avon Construction Standards prior to the Pre-Construction Meeting.

The petitioner, Brian Emrich, Allegro Civil Engineers, 4322 N Lincoln Ave., Chicago, IL, further detailed the request to the Commission.

The Commission inquired further about the drive-through lane as it relates to the requested waiver, orientation, and other design elements.

Guckenberger opened the floor for public comment at 6:53 p.m. Hearing none, Guckenberger closed the floor for public comment at 6:53 p.m.

The Commission commended the petitioner for revising their architectural design to conform to the standards of the UDO.

Pike made a motion to approve the **Waiver of Section 6.12(B)(2)** to allow for drive through lanes with a width of 8.5 feet subject to no conditions. Seconded by Zusan. Motion passed 6-0.

Reed made a motion to approve **DPR 23-02 Bank of America - Avon** subject to the conditions outlined within the June 26th, 2023 Plan Commission meeting presentation. Seconded by Seconded by Kauffman. Motion passed 6-0.

#### 5.3. **DPR 23-05 Avon Marketplace Surgery Center**

Peeples presented his report to the Commission. Staff recommended approval of **DPR 23-05 Avon Marketplace Surgery Center** 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 8.10(G) of 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 Banning Engineering at the preconstruction meeting.
4. Plans shall be amended to include the most recent version of the Town of Avon Construction Standards prior to the Pre-Construction Meeting.

The Commission and staff discussed the proposed parking area as it relates to UDO standards.

The petitioner, Brady Vaughn, Crossroad Engineers, 115 N 17th Ave, Beech Grove, further detailed the request to the Commission.

Guckenberger opened the floor for public comment at 7:02 p.m. Hearing none, Guckenberger closed the floor for public comment at 7:03 p.m.

The Commission stated that they agreed with the staff report.

Pike made a motion to approve **DPR 23-05 Avon Marketplace Surgery Center** subject to the conditions recommended by staff within the June 26th, 2023 Plan Commission meeting presentation. Seconded by Reed. Motion passed 6-0.

#### 5.4. **DPR 23-06 Sudan Trucking**

**DPR 23-06 Sudan Trucking** was granted a continuance to the August 28th, 2023 Plan Commission meeting. See agenda item 4.

#### 5.5. **DPR 23-07 - 7 Brew @ Stanfield**

Peeples presented his report to the Commission. Staff recommended approval of **DPR 23-07 7 Brew @ Stanfield** 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 8.10(G) of 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 Banning Engineering at the preconstruction meeting.
4. Plans shall be amended to include the most recent version of the Town of Avon Construction Standards prior to the Pre-Construction Meeting.

The Commission inquired about signage.

The petitioner, Joe Calderon, 11 S Meridian St, Indianapolis, further detailed the request to the Commission.

The Commission inquired as to the size of the building.

Guckenberger opened the floor for public comment at 7:12 p.m.

Brady Oring, 1308 N County Road 600 E, Avon, IN, inquired as to if there is access to westbound US HWY 36 from the property.

Guckenberger closed the floor for public comment at 7:15 p.m.

Staff stated that, no, there will be no left hand turn out of this development onto US Highway 36 and that drivers will not be able to exit left onto Avon Ave. but can instead turn right and use the roundabout to turn around.

Kauffman made a motion to approve **DPR 23-07 7 Brew @ Stanfield** subject to the conditions recommended by staff in the June 26th, 2023 Plan Commission meeting presentation. Seconded by Reed. Motion passed 6-0.

## 6. New Business

### 6.1. DPR 23-09 Avon Landing Industrial Building #2

Peeples presented his report to the Commission. Staff recommended approval of the Waiver of the UDO articulation standards subject to no conditions. Staff recommended approval of this petition subject to the following conditions:

1. Landscape plans shall be amended to replace the deciduous trees along the northeastern portion of the site with evergreen trees to ensure that the loading docks are screened from Ronald Reagan Parkway.
2. Any revised plans must comply with all commitments and conditions noted as part of any approval granted.
3. A landscape bond is required per Section 8.10(G) of 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.
4. The development shall comply with all relevant portions of Town Code, and comments by Public Works, the Fire Department, and Banning Engineering at the preconstruction meeting.
5. Plans shall be amended to include the most recent version of the Town of Avon Construction Standards prior to the Pre-Construction Meeting.

This Commission discussed the articulation with staff and inquired as to alternative options to give the appearance of articulation.

The petitioner, Kylie Bright-Schuler, American Structurepoint, 9025 River Road, STE 200, Indianapolis, IN, further detailed the request to the Commission. She discussed the inability to accommodate articulation at the loading docks.

The petitioner and the Commission discussed the effectiveness of the landscape buffer on the north side of the property to obscure the non-articulated elevation.

Guckenberger opened the floor for public comment at 7:31 p.m. Hearing none, Guckenberger closed the floor for public comment at 7:31 p.m.

The Commission inquired as to if a stoplight would be installed at Ronald Reagan. Peeples stated that a stop light is planned to be installed.

The petitioner and the Commission further discussed the proposed landscape buffer.

Zusan made a motion to approve the **Waiver of Section 24-12.3** of the old Zoning Ordinance to allow for the construction of the building without the required plane projections and recesses and substantial variation in massing including height changes and projecting and recessing elements. Seconded by Pike. Motion passed 6-0.

Pike made a motion to approve **DPR 23-09 Avon Landing Industrial Building #2** subject to the conditions recommended by staff in the June 26, 2023 Plan Commission meeting presentation. Seconded by Zusan. Motion passed 6-0.

## 6.2. **DPR 23-10 Avon Business Park**

Peeples presented his report to the Commission. Staff recommended approval of Waiver A to allow for canopies and colors in place of building articulation, subject to no conditions. Staff recommended approval of Waiver B to allow for relief of two materials on the building facades, subject to no conditions. Staff recommended approval of Waiver C to allow for metal panels and masonry on the building facades, subject to no conditions. Staff recommended approval of Waiver D to allow for a modification of masonry percentages on some of the building facades, subject to no conditions. Staff recommended approval **DPR 23-10 Avon Business Park** petition 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 8.10(G) of 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 Banning Engineering at the preconstruction meeting.
4. Plans shall be amended to include the most recent version of the Town of Avon Construction Standards prior to the Pre-Construction Meeting.

The Commission and staff discussed the surrounding uses, the requested waivers, and the proposed use of the property. The Commission expressed reservations of regarding the metal panels at the back side of the property and the lack of a 'frontage look' along Kingston St.

The petitioner, Ashton Frits, Fritz Engineering, 14020 Mississinewa Dr, Carmel, IN 46033 further detailed the request to the Commission and provided additional justification for the waiver requests.

The owner, Raj Dhaliwal, 16238 Remington Dr, Fishers, IN, further explained the rationale for the waiver requests.

Guckenberger opened the floor for public comment at 8:00 p.m. Hearing none, Guckenberger closed the floor for public comment at 8:00 p.m.

The Commission expressed additional concerns regarding the waiver requests. Specifically the Commission requested more design improvements to the southern facades of the building abutting Kingston street. The Commission expressed a desire for more curb appeal along Kingston St. They also expressed a concern for the metal panel on the northern façade, stating that they wanted the rear of the building to have a more pleasant design for potential developers of the abutting lot. The Commission discussed with the petitioner their intent to continue the petition to allow for a redesign that addresses their concerns. They petitioner was agreeable to this.

Pike made a motion to continue **DPR 23-10 Avon Business Park** to the July 24th, 2023 Plan Commission meeting. Seconded by Reed. Motion passed 4-0.

## 6.3. **MAP(P) 23-05 Kingsway Christian School**

Peeples presented his report to the Commission. Staff recommended approval of MAP(P) 23-05 Kingsway Christian School 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 receives any necessary review and approval by Crossroad Engineers on behalf of the Town, HCSO, and HC Drainage Board; and
3. The final Plat will comply with all the relevant portions of the Subdivision Control Ordinance and the Town Code.

The petitioner, Steve Brehob, Banning Engineering, 853 Columbia Dr, Plainfield, IN, further detailed the request to the Commission.

Guckenberger opened the floor for public comment at 8:24 p.m.

Kevin Westwick, 6135 Maple Branch Pl, Indianapolis, IN, stated that he was the vice president of Faith Lutheran Church (the existing church at the subject location) and that he did sign a purchase agreement with ISCCA. He stated that the church was selling the 25 acres in order to obtain funds to grow his congregation. He expressed support for the proposed development and stated that they would be great neighbors.

Brady Oring, 1308 N County Road 600 E, Avon, IN, inquired as to if the naming of the plat mattered. Staff detailed the parameters for naming a subdivision.

The petitioner stated that the name of the Plat will likely change during the Final Plat process.

Guckenberger closed the floor for public comment at 8:26 p.m.

Reed made a motion to approve **MAP(P) 23-05 Kingsway Christian School** subject to the conditions recommended by staff in the June 26, 2023 Plan Commission meeting presentation. Seconded by Zusan. Motion passed 6-0.

#### 6.4. **DPR 23-11 Kingsway Christian School**

Peeples presented his report to the Commission. Staff recommended approval of this DPR 23-11 Kingsway Christian School subject to the following conditions:

1. A 10-foot asphalt trail and appropriate public access easement shall be incorporated into the development plan, proposed plat, and the adjoining property to the west along County Road 100 North, replacing the existing sidewalk and connecting to the existing access drive into Washington Township Park.
2. Any revised plans must comply with all commitments and conditions noted as part of any approval granted
3. A landscape bond is required per Section 8.10(G) of 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.
4. The development shall comply with all relevant portions of Town Code, and comments by Public Works, the Fire Department, and Banning Engineering at the preconstruction meeting.
5. Plans shall be amended to include the most recent version of the Town of Avon Construction Standards prior to the Pre-Construction Meeting.

The Commission discussed with staff the condition related to the asphalt trail construction.

The petitioner, Steve Brehob, Banning Engineering, 853 Columbia Dr, Plainfield, IN, further detailed the request to the Commission.

The Commission discussed with the petitioner the development as it relates to traffic along 100 N

Guckenberger opened the floor for public comment at 8:36 p.m.

Kevin Westwick, 6135 Maple Branch Pl, Indianapolis, IN, stated that he did not have anything further to add but made himself available for questions.

Brady Oring, 1308 N County Rd, N County Road 600 E, Avon, IN expressed concerns regarding the preservation of the wetlands on the site and regarding school traffic.

Guckenberger closed the floor for public comment at 8:49 p.m.

Staff and the Commission discussed the need for a traffic study. Peeples stated that this development had conducted a traffic study which was reviewed by the Public Works director and Town consultant. Staff and the Commission further discussed the proposed street improvements as they relate to the traffic study, this development, and the neighboring Easton Grey development. The Commission and staff discussed the Town's role in managing the wetlands.

Zusan made a motion to approve **DPR 23-11 Kingsway Christian School** subject to the conditions recommended by staff in the June 26th, 2023 Plan Commission meeting presentation. Seconded by Reed. Motion passed 6-0.

**6.5. ZA 23-01 Bucks Properties**

**ZA 23-01 Bucks Properties** was withdrawn. See agenda item 4.

**7. Other Business**

Zusan informed the Commission that it was the Council's desire to hold a joint meeting with the Plan Commission.

Peeples informed the Commission of Council's intent to make updates to the Town of Avon Comprehensive Plan. He stated that he has put together an RFQ for this update.

**8. Committee Reports**

**RDC:** Reed stated that the RDC approved several invoices, received a 100 S and Dan Jones Widening Updates, and received the letter of intent for Eason Grey.

**BZA:** Loera stated that the BZA approved a special exception to allow for a gravel lot and approved a variance of development standards to allow for a fence within a front yard in Tier One of the US HWY 36 Overlay District.

**9. Adjournment**

Meeting adjourned at 8:58 p.m.

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

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

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

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

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

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

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

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.

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Avon Town Hall | 6570 East US Highway 36 | Avon, IN 46123 | 317-272-0948 | [avongov.org](http://avongov.org) | Next

Meeting: **7/24/2023**