



Avon Advisory Planning Commission Meeting Minutes for **July 24th, 2023** at **6:30 p.m.** at Avon Town Hall

7/24/2023 - Minutes

**1. Start Of Meeting**

The meeting commenced at 6:30 p.m.

Present were as follows:

Kathryn Ransburg, President  
Paul Guckenberger, Vice President  
Greg Zusan, Commissioner  
Dave Kauffman, Commissioner  
Mason Pike, Commissioner  
Jennifer Spencer, Commissioner  
Bill Reed, Commissioner  
Ian Loera, Staff  
Dan Taylor, Legal Counsel  
Greg Ilko, Consulting Engineer  
Suzanne Hardy, Staff  
Amy Hunter, Staff

None were absent.

**2. Approval Of Minutes**

**2.1. June 26th, 2023 - Plan Commission Regular Meeting Minutes**

Zusan noted that the agenda item number 6.2 had incorrect final vote totals.

Zusan made a motion to approve the minutes as amended. Seconded by Guckenberger. Motion passed 7-0.

**3. Public Comment**

None.

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

**4.1. DPR 23-06 Sudan Trucking**

Zusan made a motion to continue DPR 23-06 Sudan Trucking to the August 28th, 2023 meeting. Seconded by Kauffman. Motion carried 7-0.

**4.2. DPR 23-10 Avon Business Park**

Pike made a motion to continue DPR 23-10 Avon Business Park to the August 28th, 2023 meeting.

Seconded by Reed. Motion carried 7-0.

5. **Old Business**

6. **New Business**

6.1. **DPR 23-12 Washington Township Park Maintenance Facility**

Loera presented staff's report to the Commission. Staff recommended approval of **Waiver A of UDO Section 7.10** to allow relief from architectural standards. Staff recommended approval of **Waiver B of UDO Section 6.1-6.8** to allow relief from landscaping standards. Staff recommended approval of **DPR 23-12 Washington Township Park Maintenance Facility** 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, Hendricks County Surveyor, and Crossroad Engineers at the preconstruction meeting.

The commission inquired as to the petitioner's rationale for the waiver request. They stated that this building would be uniquely viewable by the public. The commission discussed the chosen location of the proposed maintenance building and expressed general apprehension regarding each of the waivers being requested.

The Commission further discussed the maintenance barn as it relates to the proposed architectural materials.

The petitioner Matt Maple, HWC Engineering, 135 N Pennsylvania, STE 2800, Indianapolis, IN further detailed the proposal to the Commission. He discussed with the Commission the proposed location, landscaping, use, and architectural design of the building with the Commission.

The Commission further discussed their disagreements with the waiver requests.

Ransburg opened the floor for public comment at 7:10 p.m. Hearing none, Ransburg closed the floor for public comment at 7:11 p.m.

The petitioner, Maple, requested a continuance of the petition to the next Plan Commission meeting.

Kauffman made a motion to continue **DPR 23-12 Washington Township Park Maintenance Facility** to the next Plan Commission meeting. Seconded by Reed. Motion passed 7-0.

7. **Other Business**

None.

8. **Committee Reports**

**BZA:** Loera reported that the Board of Zoning Appeals did not meet.

**RDC:** Reed reported that the Redevelopment Commission approved several invoices and received updates regarding the Dan Jones Widening and 100 S projects.

9. **Adjournment**

Meeting adjourned at 7:21 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](http://avongov.org) | Next Meeting: **08/28/2023**