



## Avon Advisory Planning Commission Meeting Minutes for **August 28, 2023** at **6:30 p.m.** at Avon Town Hall

8/28/2023 - Minutes

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

Meeting commenced 6:30 p.m.

#### **Present were as follows:**

Kathryn Ransburg, President  
Paul Guckenberger, Vice President  
Dave Kauffman, Commissioner  
Bill Reed, Commissioner  
Greg Zusan, Commissioner  
Jennifer Spencer, Commissioner  
Bill Peeples, Secretary/Staff  
Dan Taylor, Legal Counsel  
Ian Loera, Staff  
Greg Ilko, Consulting Engineer

#### **Absent was as follows:**

Mason Pike, Commissioner

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

#### 2.1. **July 24, 2023 Plan Commission Regular Meeting Minutes**

Guckenberger made a motion to approve the July 24th, 2023 minutes as presented. Seconded by Kauffman. Motion passed 6-0.

### 3. **Public Comment**

Dan Stevens 6754 White Oak Dr, Avon, IN, expressed concerns regarding the tree lines on the southern and western property boundaries. Stevens stated that the revised drainage plan improvements threaten the health of the nearby trees and inquired as to who would be held responsible should the trees die due to the drainage improvements. Staff noted that this was a civil issue and the Town would therefore have no part in such determinations.

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

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

Peeples reported that the staff was still waiting on revised plans and therefore requests a continuance to the September 25th, 2023 Plan Commission meeting.

Guckenberger made a motion to continue **DPR 23-06 Sudan Trucking** to the September 25th, 2023 Plan Commission meeting. Seconded by Zusan. Motion passed 6-0.

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

Peeples reported that the staff was still waiting on revised plans and therefore requests a continuance to the September 25th, 2023 Plan Commission meeting.

Guckenberger made a motion to continue **DPR 23-10 Avon Business Park** to the September 25th, 2023 Plan Commission meeting. Seconded by Zusan. Motion passed 6-0.

### 5. **Old Business**

#### 5.1. **DPR 23-12 Washington Township Park Maintenance Facility**

Loera presented staff's report to the Commission. Staff recommended approval of **Waiver A** - to waive all architectural requirements. Staff recommended approval of **Waiver B** - to relocate foundation landscape plantings from along the North and West facades to the nearby pickleball courts. 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 portion of Town Code, and comments by Public Works, the Fire Department, Hendricks County Surveyor, and Crossroad Engineers at the preconstruction meeting.
3. A landscape bond is required per Section 6.1(D)(2) 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.

The Commission inquired as to the architectural materials and proposed landscape waivers. The commission and staff discussed the proposed driveway and the building's viewability from around the park.

The petitioner, Matt Maple, HWC Engineering, 135 N Pennsylvania Ave, Indianapolis, further detailed the report to the Commission. He provided a presentation to further detail the chosen building colors and proposed landscaping relocation.

The petitioner, Lora Helmick, Hendricks County Parks & Recreation, 7590 S County Road 450 W, Stilesville, IN, further detailed the request to the Commission.

Ransburg opened the floor for public comment at 6:52 p.m. Hearing none, Ransburg closed the floor for public comment at 6:53 p.m.

The Commission and the petitioner discussed alternate locations for the building and discussed whether the driveway was necessary. The Commission also further discussed the relocation of the foundation landscaping from the North and West facades to the pickleball courts.

Guckenberger made a motion to approve **Waiver A** of UDO Chapter 7.10 to provide relief from all architectural standards subject to no conditions. Seconded by Kauffman. Motion passed 6-0.

Guckenberger made a motion to approve **Waiver B** of UDO Chapter 6.1-6.8 to relocate the foundation landscaping plantings from the north and west facades to around the pickleball courts. Seconded by Reed. Motion passed 6-0.

Guckenberger made a motion to approve **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 portion of Town Code, and comments by Public Works, the Fire Department, Hendricks County Surveyor, and Crossroad Engineers at the preconstruction meeting.
3. A landscape bond is required per Section 6.1(D)(2) 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.

Seconded by Reed. Motion passed 6-0.

## 6. New Business

### 6.1. ZA 23-02 Avon Middle School

Peeples presented staff's report to the Commission. Staff recommended that the Commission forward a favorable recommendation of **ZA 23-02 Avon Middle School Rezoning** subject to the following condition:

1. The supporting road system shall be installed at each school entrance; a traffic circle shall be constructed at the intersection of County Road 100 South with County Road 450 East and a three-way stop shall be implemented; a restrictive donation for improvements at the intersection of County Road 450 East with County Road 200 South shall be submitted to the Town and the Town shall program and construct the improvements; and acceptable traffic calming improvement shall be installed along County Road 100 South in accordance with the requirements of the Hendricks County Highway Department.

The Commission inquired as to the further steps in the process and permitted uses in the INST zoning district. Peeples informed the commission further on the INST Master Plan process.

Ilko stated that he recommends attaching the standard conditions associated with a typical development plan review petition.

Taylor further described the Commission's role in the request.

The Commission and staff discussed the request as it relates to anticipated school traffic and the traffic impact study.

The petitioners, Michael Sullivan, Assistant Superintendent to Avon Community School Corporation, 10871 Weston Dr., Carmel, IN, Jennifer Lasch, Veridus Group, 6280 N Shadeland Ave, Indianapolis, IN, and Jerry Rolfson, Performance Services, 4670 Haven Point Blvd, Indianapolis, IN, further detailed the request to the petitioner.

Ransburg opened the floor for public comment at 7:52 p.m.

Scott Atwood, 4090 E County Road 100 S, Avon, IN, expressed concerns regarding the change in use of the property and traffic associated with the development.

Mike McCammack, 4425 Nottingham Dr., Avon, IN, expressed concerns regarding drainage, school buses, and traffic.

Gina Atwood, 4090 E County Road 100 S, Avon, IN, expressed concerns regarding increased development in Avon and destruction of wildlife habitat.

Mike Woodruff, 4485 Nottingham Dr, Avon, IN, expressed concerns regarding the potential for increased traffic on 100 S through Parks of Prestwick.

Greg Huffman, 1860 S County Road 450 E, Avon, IN, expressed concerns regarding the traffic along County Road 450 E.

Melissa Norris, 4528 Hampton Ln, Avon, IN, inquired as to staff's recommendation as it relates to the 2017 Future Land Use designation of the lot as AG. She also inquired as to why the development could not be condensed and developed at a different location. She stated that she does not think this is the right location for the school.

Becky Short, 1486 S County Road 450 E, Avon, IN, inquired as to the ongoing Traffic Impact Study. Short raised concerns regarding traffic routes and patterns.

Ransburg closed the public hearing at 8:05 p.m.

The petitioner, Rolfson, responded to questions related to sewer services.

Scott Knebel, Crawford, Murphy & Tilly, 8790 Purdue Rd, Indianapolis, IN, detailed the traffic study that was conducted as part of the petition and the methods used.

The commission inquired as to if the traffic study considered speeding. The petitioner, staff, and the Commission further detailed the proposed road improvements and traffic concerns.

Zusan made a motion to forward a favorable recommendation to the Town Council for **ZA 23-02 Avon Middle School** subject to the following condition:

1. The supporting road system shall be installed at each school entrance; a traffic circle shall be constructed at the intersection of County Road 100 South with County Road 450 East and a three-way stop shall be implemented; a restrictive donation for improvements at the intersection of County Road 450 East with County Road 200 South shall be submitted to the Town and the Town shall program and construct the improvements; and acceptable traffic calming improvement shall be installed along County Road 100 South in accordance with the requirements of the Hendricks County Highway Department.

Seconded by Reed. Motion passed 4-2.

## 7. Other Business

### 7.1. Resolution For Amendment To Avon Economic Development Area Expansion And Easton Grey Allocation Areas

Ryan Cannon, Town Manager, detailed the Amendment to the Avon Economic Development Area Expansion and Easton Grey Allocation Areas to the Commission.

Zusan made a motion to approve the Resolution. Seconded by Reed. Motion passed 6-0.

## 8. Committee Reports

**RDC:** Reed reported the the Commission approved invoices, received updates for the Dan Jones Widening Project, received a technology request form the Avon Community School Corporation, and began 2024 TIF Budget Discussions.

**BZA:** Loera reported that two variances for were approved by the Board of Zoning Appeals for Integrated Sign

Area and Illumination of the sign.

9. **Adjournment**

Meeting adjourned at 8:49 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.

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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: **09/25/2023**