



Avon Advisory Planning Commission Meeting Minutes for **December 20th, 2022** at **6:30 p.m.** at Avon Town Hall

12/20/2022 - Minutes

1. Start Of Meeting

The meeting commenced at 6:30 p.m. The following Commission members were present: Kathryn Ransburg (President), Paul Guckenberger (Vice President), Dave Kauffman, Greg Zusan, and Bill Reed.

The following Commission members were absent: Robert Pope and Mason Pike.

The following Staff members were present: Bill Peeples (Planning Director), Dan Taylor (Town Attorney), Ian Loera (Senior Planner), and Greg Ilko (Engineering Consultant).

2. Approval Of Minutes

2.1. November 28th, 2022 Plan Commission Regular Meeting Minutes

Zusan proposed to correct a typo related to the time of public comment and a revision of the date on the agenda.

Zusan made a motion to approve the November 28th, 2022 Plan Commission minutes as amended. Seconded by Paul Guckenberger. Motion passed 5-0.

3. Public Comment

None.

4. Request For Continuances Or Agenda Modifications

Mr. Peeples reported that **MAP(P) 22-16 Countryside Estates Primary Plat** requested a continuance to the January 23rd, 2022 meeting to allow for more time to develop a revised plan.

The Commission and staff discussed the access waiver that was denied by the Plan Commission at the previous meeting.

Guckenberger made a motion to continue **MAP(P) 22-16 Countryside Estates Primary Plat** as requested. Seconded by Reed. Motion passed 5-0.

5. Old Business

5.1. MAP(P) 22-14 – The Manor At Avon Primary Plat (Formerly Called The Oaks At Avon)

Peeples presented his report to the Commission. Staff recommended approval of MAP(P) 22-14 Manors at Avon Preliminary Plat subject to the following conditions:

1. The following submitted elevations may be used on the five lots adjoining Avon Avenue: Blair, Charles, and Keaton
2. The following submitted elevations may be used on any lot within the development: Bayberry, Blake, Clay, Delaney, Everett, Foster, Redfield, Grandin, Quinn, Turner, Paxton, Keller, Stanton, Leland, Marshall, Andover, and Bradford.
3. The landscape plan shall be amended to include 14 shade trees along Avon Avenue.
4. Any revised plans shall comply with all commitments and conditions noted as part of any approval granted;
5. The project shall receive any necessary review and approval by Crossroad Engineers on behalf of the Town, HCSO and HC Drainage Board; and,
6. The final plat shall comply with all the relevant portions of the Subdivision Control Ordinance and the Town Code.

The Commission and staff discussed the petitioner's ability to reduce the lot sizes at a later date. Peeples stated that ordinance would allow them to reduce the lot size while maintaining the same lot count.

The petitioner, Rob Hayes, 3940 Olympic Blvd, STE 400, Erlanger, KY 41018, spoke on behalf of Fischer Homes. He stated that he did not have anything to add to Peeples presentation and made himself available for questions.

The Commission inquired as to the architectural features and designs of the rest of the homes as they relate to windows and anti-monotony standards.

The Commission commended the petitioner for not asking for waivers.

Ransburg opened the floor for public comment at 6:50 p.m.

Janine Fidler, 6894 Merritt Ridge Way, raised concerns regarding street widths and residents' ability to back out of their driveways.

Dan Stephens, 6754 White Oak Dr, inquired as to the developer's plan for the perimeter tree line on the property.

Ransburg closed the floor for public comment at 6:53 p.m.

The petitioner stated the the USPS requires new developments to be developed with cluster mailboxes and stated that they will do their best to retain as many trees as possible.

Ryan Roosen, Weihe Engineers, stated that the proposed street widths meet the town standards.

The Commission and staff further discussed street widths, USPS mailbox standards, and tree preservation, drainage, traffic study, and subdivision access.

Paul Guckenberger made a motion to approve MAP(P) 22-14 Manor at Avon preliminary plat subject to the conditions proposed within the staff report on file. Seconded by Bill Reed. Motion passed 5-0.

5.2. MAP(P) 22-16 – Countryside Estates Primary Plat

See **4.1 Request for Continuances.**

6. New Business

6.1. PUD(F) 22-03 Easton Grey PUD

Peeples presented his report to the Commission. Staff recommended approval of **PUD(F) 22-03 Easton Grey Final Master 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. The project receives any necessary review and approval by Crossroads Engineering 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 Commission and staff discussed previous concerns regarding 75N and the nearby properties.

The petitioner, Jason Coyle, 853 Columbia Rd, Plainfield further detailed the proposal to the Commission.

Ransburg opened the floor for public comment at 7:26 p.m.

Darryl Barlow, 5204 E County Road 100 N, Avon, IN 46123, inquired as to architectural standards, trash containment, and any changes to the proposal.

John Shulte, 157 Pinedale Dr, Avon, IN 46123, inquired as to when the plans for the Riverwalk District were to be finalized and if the Townhomes were to be owner-occupied.

Keri Erickson, 5170 Braemar St, Avon, IN 46123 inquired as to the estimated time until Galloway St is extended into Easton Grey and open for use.

Gary Cassidy, 5158 E County Road 100 N, Avon, IN 46123 raised concerns regarding the written notice he received in the mail, and discussed the jurisdiction of County Road 100 N. He raised concerns regarding the traffic on 100 N and any potential improvements for that road. He also raised concerns about the influx in students to the school system and the potential for the multi-family housing to be used for Section 8 housing. Lastly he inquired as to the ownership of the houses and whether they can be rented out.

Patrick Finsel, 7888 N County Road 200 W, Avon, IN 46123 inquired as to if the shared property lines of the development will have fencing, and further inquired as to any changes being made to new or existing utilities in the area.

Tom Johnson, 5229 Braemar Ct, Avon, IN 46123 raised concerns regarding drainage, specifically as it relates to pond overflow and water quality. He also raised concerns regarding traffic.

William Carter, 1380 N Country Road 600 E, Avon, IN 46123, inquired as to traffic considerations for 100 N and 600 E and if the Town is working with the County to address those concerns.

Joe Pecar, 470 N County Road 500 E, inquired as to what the the pink line near his property meant. He also inquired about drainage plans for the proposal. Lastly, he inquired as to the architectural standards within the development.

Ransburg closed the floor for public comment at 7:45 p.m.

The petitioner, Jason Coyle returned to the podium and addressed each of the remonstrators' concerns. Doug Wagner, Republic Development, 14930 Trauder Ct, Westfield, IN, assisted him in answering the various questions related to construction.

The Commission, staff, and the petitioner, discussed the HOPA regulations, drainage, utilities, traffic, schools, architectural standards, etc.

Bill Reed made a motion to approve **PUD(F) 22-03 Easton Grey Final Master Plan** subject to the conditions recorded within the staff report on file. Seconded by Dave Kauffman. Motion passed 5-0.

7. Other Business

7.1. Report Of Administrative Approvals By The Planning Director

None to report.

8. Committee Reports

BZA: Board of Zoning Appeals did not meet and there is nothing to report.

RDC: Approved invoices, was provided CR 100 S update, and approved the 2023 meeting schedule.

9. Adjournment

Meeting adjourned at 8:20 p.m.

Kathryn Ransburg - President _____

Paul Guckenberger - Vice President _____

Dave Kauffman _____

Bill Reed _____

Mason Pike _____

Jennifer Spencer _____

Greg Zusan _____

William Peeples - 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 | avongov.org | Next Meeting: **01/23/2023**