



Avon Advisory Planning Commission Meeting
July 25th, 2022 at 6:30 PM
at Avon Town Hall

1. Start Of Meeting

- Call to Order
- Pledge of Allegiance
- Roll Call
- Determination of Quorum

2. Approval Of Minutes

2.1. Regular Plan Commission Meeting Minutes - June 27th, 2022

[HTTPS://WWW.AVONGOV.ORG/AGENDACENTER/VIEWFILE/MINUTES/ 06272022](https://www.avongov.org/agendacenter/viewfile/minutes/06272022)

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3. Public Comment

The public may comment on items on the agenda that are not a public hearing or on a specific matter within the Council's jurisdiction.

4. Request For Continuances Or Agenda Modifications

4.1. PUD(P) 22-02 CityScape Avon

Request for approval of a Planned Unit Development for Cityscape Residential development featuring approximately 300 attached multi-family units contained within 17-acres, as well as a commercial outlet containing 1.1-acres. The property is located near the intersection of Ronald Reagan Parkway with Veteran's Drive and on the east side of the Ronald Reagan Parkway.

Petitioner – Evan Bryant – Cityscape Residential

Documents:

[XEROX SCAN_07182022161140.PDF](#)

4.2. ZA 22-09 Glenrock Springs

Request for approval of a Zoning Map Amendment rezoning 10.06 acres from C-3 to R-3. The 10.06-acre property is located 7650 Beechwood Centre Road.

Petitioner - Matthew M Price – Denton Bingham Greenebaum, LLP

Documents:

[XEROX SCAN_07182022161249.PDF](#)

4.3. ZA 22-11 Siskin Pines

Request for approval of a Zoning Map Amendment rezoning 20-acres from R-1 to R-4 to build patio residential housing with a continued religious use. The 20-acre property is located at 611 N. County Road 800 E.

Petitioner: Robert “Jason” Coyle, Banning Engineering, PC

(Petitioner Requests Continuance to August 22, 2022)

Documents:

[XEROX SCAN_07182022161106.PDF](#)

5. Old Business

5.1. DPR 21-16 Rise Of Avon, LLC

Request for approval of a Development Plan to build 20 buildings on 13.627 acres, with a request for waivers of Section 4-8.7.B to allow the construction of buildings without using masonry material on 60 percent of the front façade and 30 percent of the side facades; of Section 24-12.4.B of the Town of Avon Zoning Ordinance to allow a zero foot roof overhang (a 3-foot overhang on the proposed buildings is required); and a waiver of Note 2 of Section 15-7 to provide 117 parking spaces (maximum 98 spaces allowed). The 13.627-acre property is located at 1662 S. County Road 1050 E. The property is zoned I-2 and is located in the Ronald Reagan Corridor Overlay.

Petitioner – Jim Sapp, Rise Commercial

Documents:

[XEROX SCAN_07182022161122.PDF](#)

6. New Business

6.1. DPR 22-13 Andy Mohr KIA Expansion

Request for approval of a Development Plan to construct a 11,400 square foot building expansion for parts storage and auto service, with a waiver of Avon UDO Section 23.18.2.D: (Building Materials) to allow for an expansion that does not feature two different colors on building exterior. The 5.226-acres property is located at 8789 E. US Highway 36. The property is located within the U. S. Highway 36 Overlay district.

Petitioner: Jerry Kettle, Innovative Engineering & Consulting, Inc

Documents:

[XEROX SCAN_07182022161406.PDF](#)

6.2. DPR 22-14 Andy Mohr Volkswagen Expansion

Request for approval of a Development Plan to construct a 7,520 square foot building expansion for parts storage and auto service with a waiver of Avon UDO Section 23.18.2.D (Building Materials) to allow for an expansion that does not feature two different colors on building exterior. The 3.427-acres property is located at 8797 E. US Highway 36. The property is located within the U. S. Highway 36 Overlay district.

Petitioner: Jerry Kettle, Innovative Engineering & Consulting, Inc

Documents:

[XEROX SCAN_07182022161718.PDF](#)

6.3. ZA 22-10 Avon Dental Centre

Request for approval of a Zoning Map Amendment rezoning 3.49-acres from I-2 to C-2. The 3.49-acres property is located at 8107 Kingston Street.

Petitioner- Andy Kult, Comer Law Office, LLC.

Documents:

[XEROX SCAN_07182022161845.PDF](#)

7. Other Business

7.1. Special Meeting

Discussion concerning holding a Special Meeting for the purpose of Plan Commission training.

7.2. Report Of Administrative Approvals Of The Planning Director

Documents:

[XEROX SCAN_07182022161901.PDF](#)

8. Committee Reports

9. Adjournment

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: **08/22/2022**