



MINUTES
January 24th, 2022
AVON PLAN COMMISSION
REGULAR MEETING

I. Call to Order/Pledge of Allegiance:

6:30 P.M.

II. Roll Call/Determination of a Quorum:

In attendance in person: Kathryn Ransburg, Paul Guckenberger, James Petrides, Ed Rosenbaum, Harold Hiser, Dave Kauffman, Mason Pike (late), Planning Director Bill Peeples, and Town Attorney Dan Taylor.

III. Election of Board Officers:

Mr. Guckenberger made a motion to elect Mr. Petrides as President of the Plan Commission. Mr. Petrides respectfully declined, stating that he would not be able to attend the proper number of meetings.

Mr. Hiser made a motion to elect Mr. Rosenbaum as President of the Plan Commission. Mr. Rosenbaum respectfully declined and stated that the more experienced members of the Plan Commission should be President.

Mr. Rosenbaum made a motion to elect Kathryn Ransburg as President of the Plan Commission. Seconded by Mason Pike. Motion Passed 7-0.

At this time Mr. Taylor asked for a brief recess in order to swear in Mr. Pike.

Mrs. Ransburg nominated Paul Guckenberger as Vice President of the Plan Commission. Seconded by Ed Rosenbaum. Motion passed 7-0.

Mrs. Ransburg made a motion to elect Mr. Peeples as Secretary to the Plan Commission. Seconded by Mr. Petrides. Motion passed 7-0.

IV. Consideration of Minutes:

Minutes from December 20th, 2021. Mr. Rosenbaum made a motion to approve the meeting minutes as presented. Seconded by Bill Reed. Motion passed 5-0. Seconded by Mason Pike. Motion passed 7-0

V. Committee Reports:

BZA: Mr. Peeples reported that there were three special exceptions approved by the Board of Zoning Appeals at their most recent hearing each for a place of worship, a drive through, and a car wash.

RDC: None.

Town Council: None.



V. Request for Continuances or Agenda Modifications: None.

VI. Public Comment:

Mrs. Ransburg opened the floor to public comment at 6:44 PM. No Comments. Mrs. Ransburg then closed the floor to public comment at 6:44 PM.

VII. Introductions: None

VIII. Old Business:

ZA 21-07 – Unified Development Ordinance – Request for a favorable recommendation to the Avon Town Council for the repeal of the current zoning ordinance and subdivision control ordinance and the replacement with the Unified Development Ordinance. **Petitioner – William Peeples, Planning Director, Town of Avon.**

Mr. Peeples presented his report to the Plan Commission. Staff requested that a favorable recommendation be forwarded to the Town Council by the Plan Commission.

The commission asked Mr. Peeples questions regarding the small cell facilities. Mr. Peeples explained the difference between a co-located small cell facility and a traditional monopole communication tower.

The commission then asked Mr. Peeples questions regarding confined feeding operations and its suitability within the town. Mr. Peeples explained where a confined feeding operation could theoretically be located within the town. Town attorney, Mr. Taylor, further explained that state law requires local governments to permit these operations by right within an Agricultural zone due to the Right to Farm Act. Mr. Taylor further states that standards within the proposed UDO which address confined feeding operations are designed to regulate these operations while adhering to state requirements.

The commission and staff then discussed solar farms and solar panels. The permissibility of solar panels as accessory uses as opposed to primary uses was discussed.

Mrs. Ransburg opened the floor for public comment at 7:10 PM.

Bob Culler, 1483 Laurel Oak Dr., stated that he was a member of the steering committee for the UDO. He thanked the commission for their comments on the UDO. He stated that the Plan Commission and Town Council will need to consider their stance toward vinyl siding. He further explained the UDO's intent in addressing Planned Unit Developments. Mr. Culler explained that the Comprehensive Plan may need to be revised in order to be better aligned with the proposed UDO. He expressed his support for the UDO and recommended that the plan commission forward the UDO with a favorable recommendation.

Mrs. Ransburg closed the floor for public comment at 7:14 PM.



Mr. Rosenbaum made a motion to forward a favorable recommendation to the Avon Town Council for ZA 21-07 Unified Development Ordinance. Seconded by James Petrides. Motion passed 7-0.

PUD 21-03 – Easton Grey PUD -- Request for approval of a Planned Unit Development to develop housing options and pedestrian mixed-use town center with interconnected commercial, residential, civic uses and a network of both active and passive amenities. The 487-acre property is located north of US 36 and south side of County Road 100 North, and East of Co. Rd. 500 E. **Petitioner – PASARE, LLC c/o Republic Development, LLC**

Mr. Peeples presented his report to the commission. Staff requested that a favorable recommendation be forwarded to the Town Council by the Plan Commission subject to the following condition:

The developer shall continue to coordinate with the Town, County, and Indiana Department of Transportation to mitigate insufficient roadways and degradations of service as a result of this development prior to secondary master plan approval of the Planned Unit Development.

The commission inquired as to the proposed plan for 75N and asked for clarification on the proposed road plan, specifically as it relates to the adjoining property owner's driveway.

The commission and staff discussed whether the plan commission should include the commitments related to road improvements as part of their approval.

The petitioner, Sean McKinnies, Republic Development, 13578 E 131st St., Ste 200, Fishers, IN provided his presentation. He discussed the project and stated that Republic is substantially in agreement with the memorandum from Steve Moore, but still need to work through some of the percentage allocation issues and fully expect to have that completed before the Town Council process.

Mrs. Ransburg opened the floor for public comment at 7:39 PM.

Mike Rawlinson, Avon School Corporation, stated that the school corporation requests that the sidewalks be contiguous with the school corporation to allow for student walkers within this development.

Mrs. Ransburg closed the floor for public comment at 7:41 PM.

Mr. Petrides asked if the developer would be willing to commit to constructing the sidewalks as requested by the Avon School Corporation. The developer stated that they are willing. Further discussion was had on the sidewalks layout.

The commission commended the petitioner for their cooperation and collaboration with the Town regarding this proposal.



Mr. Guckenberger made a motion to forward **PUD 21-03 Easton Grey PUD** to the Town Council with a favorable recommendation subject to the following conditions:

1. The developer shall continue to coordinate with the Town, County and Indiana Department of Transportation to formulate a mid- to long-term capital improvements plan in order to mitigate insufficient roadways and degradations of service as a result of this development prior to secondary master plan approval of the Planned Unit Development.

Mr. Petrides recommended amending the motion to include a condition related to the construction of sidewalks as requested by the Avon School Corporation. Mr. Guckenberger stated that he did not intend to include this condition because it is an agreement between the developer and the school system. The Plan Commission consulted Town Attorney Taylor. Because it was agreed upon by the petitioner, Mr. Taylor it appropriate to include this commitment as part of the motion so that nobody backs out of the agreement.

Mr. Guckenberger amended the conditions of his motion as follows:

1. The developer shall continue to coordinate with the Town, County and Indiana Department of Transportation to formulate a mid- to long-term capital improvements plan in order to mitigate insufficient roadways and degradations of service as a result of this development prior to secondary master plan approval of the Planned Unit Development; and
2. The developer shall construct contiguous sidewalks as requested by the School Corporation.

Seconded by Mr. Petrides. Motion passed 7-0.

IX. New Business:

PUD(F) 21-04: Brookstone PUD –Requests secondary review (primary plat) of the Brookstone Planned Unit Development. The petitioner has submitted a waiver of: (1) Appendix A, maximum curb corner radius: to establish a 25-foot radius; (2) Appendix A, minimum tangent between curbs: to allow a minimum tangent between the curves to be zero feet; (3) Appendix A, minimum tangent at intersections: to establish the minimum tangent at the intersections to be zero feet; (4) maximum distance between intersections: to establish the maximum distance between intersections of 1,900 feet (5) Appendix A, maximum tangent between curves: to establish a maximum tangent between curves of 500 feet; (6) Appendix A, maximum tangent at intersection: to establish a maximum tangent at the intersections of 500 feet; (7) a waiver of Signature Streets Access Management standards to allow a full access entrance less than ¼ mile from the nearest adjacent intersection; and (8) Town Construction Details: to allow the reduction of the deceleration lance taper lengths. The 81-acre property is located at south side of 100 Co. Rd. N approximately (1/2) mile west of Ronald Reagan Parkway. **Petitioner - Brandon Burke – HWC Engineering**



Mr. Peeples presented his report to the commission. Staff recommended approval of all waiver requests. Staff also requested that a favorable recommendation be forwarded to the Town Council by the Plan Commission subject to the following condition:

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 relevant portions of the Subdivision Control Ordinance and the Town Code.

The commission asked for clarification as to the waivers being requested. Mr. Rosenbaum asked for clarification of the required length of the acceleration/deceleration lanes.

Mr. Pike asked for staff for a brief history of this development.

The petitioner, David Compton of Pulte Homes of Indiana, 11590 N Meridian St, Carmel, IN, spoke to the plan commission regarding the proposal.

The plan commission commended the petitioner's efforts to amend their plan to align with the desires of the town and surrounding property owners.

Mrs. Ransburg opened the floor for public comment at 8:06 PM

Mike Rawlinson, of the Avon School Corporation, stated that the schools have had some discussion with the developer and would like to continue that. Furthermore, Mr. Rawlinson levied concerns regarding the street radii as they relate to the school buses' ability to turn and navigate the subdivision.

Mrs. Ransburg closed the floor for public comment at 8:11 PM

The commission discussed the waiver related to the deceleration lane taper length. The commission confirmed with staff that public safety, the SCO, the unique conditions of the proposal, the physical characteristics, and the requirements of the waiver have been met.

Mr. Rosenbaum made a motion to approve the waiver as presented. Seconded by Paul Guckenberger. Motion passed 7-0.

Mr. Rosenbaum made a motion to approve PUD(F) 21-04 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 relevant portions of the Subdivision Control Ordinance and



the Town Code.

Seconded by Mr. Petrides. Motion passed 7-0.

X. Other Business:

Introductions – The new members of the Plan Commission, Dave Kauffman, Harold Hiser, and Mason Pike introduced themselves.

Mr. Petrides stated that this will be his last Plan Commission and thanked the Town and Commission for the opportunities. The commission thanked Mr. Petrides for his efforts and time on the Commission.

XI. Adjournment: 8:18 PM.

**NEXT PLAN COMMISSION REGULAR MEETING
Monday – February 28, 2022
6:30 p.m.**

James Petrides - President

William Peebles - Secretary

Kathryn Ransburg

Dave Kauffman

Paul Guckenberger

Mason Pike

Ed Rosenbaum

Harold Hiser