

AVON PLAN COMMISSION
MEETING AGENDA

MEETING DATE: December 17, 2018
TIME: 7:00 PM
PLACE: Avon Town Hall, 6570 E US Hwy 36, Avon, IN 46123

1. Call to order/Pledge of Allegiance
2. Roll Call/ Determination of Quorum
3. Approval of Minutes: November 26, 2018 & September 24, 2018
4. Committee Reports:
5. Request for Continuances or Agenda Modifications:
6. Public Comments: (Public may comment on items NOT part of a public hearing)
7. Old Business: None

8. New Business / Public Hearings:

DOCKET # DRP 18-22 Parks at Wynne Farms Section 2, Development Plan Review

A request for approval for approval of development plan to build 39 single-family home subdivision on 35.16 acres. The property is zoned PUD Wynne Farms. The subject property is located SE of County Road 800 E and Northfield drive.

PETITIONER: Alvin E. Skoog Jr, Weihe Engineers, Inc.

DOCKET # DRP 18-23 Rainbow Child Care, Development Plan Review

A request for approval for approval of development plan to build a child care facility on 2.47 acres. The property is zoned Reagan Crossing PUD. The property is located 10325 E. County Road 100 N.

PETITIONER: Lisa Crandall, Crandall Engineering

9. Other Business: 2019 Schedule

10. Adjournment:

Next Meeting: January 28, 2018

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.

MINUTES
FOR THE November 26-2018
AVON PLAN COMMISSION
REGULAR MEETING

- I. **Call to Order/Pledge of Allegiance** – 7:04 P.M.
- II. **Roll Call/Determination of a Quorum** – in attendance: Mr. Reed, Ms. Stafford, Mr. Tinlin, Mr. Petrides, Mr. Bischoff, Mr. Watson as were Town Planners, and Desire Irakoze, Town Attorney Dan Taylor and Town Engineer Greg Ilko
- III. **Consideration of minutes** – October 22nd 2018.
Mr. Bischoff made a motion to approve the minutes and the motion passed. 6-0
- IV. **Officer appointments:** none
- V. **Committee Reports:**
BZA: There were two petitions heard at BZA. VAR 18-17 Hendricks Power approved to use gravel parking lot and VAR 18-18 Hare Honda approved to allow outdoor storage.
RDC: Approved invoices and receive the annual report.
Town Council: The Fairwood PUD was introduced but not voted on. It will be on the next Town Council meeting on December 6th 2018.
Request for Continuances or Agenda Modifications:
Staff noted that DPR 18-04 Misty Eyes continued to next month's Plan Commission meeting.
- VI. **Public comments** opened at 7:08 P.M. Seeing no one public comment was closed at 7:09 P.M.
Old Business:
EDA Resolution
Ryan Cannon presented for staff. He noted that the RDC has been working on this EDA. He went over why an EDA was created and how an EDA works to help fund projects in the EDA by creating a TIF. He then went over what the town plans on doing with the money collected. He noted that Avon Landing is part of the allocation area of the EDA. He noted the timeline of the EDA and the following steps in the process and that staff recommends the Plan Commission pass the resolution.
The Commissioners deliberated on the location of the EDA, the types of projects and developers.
Mrs. Stafford made a motion to approve (the EDA) Motion 2018-01 motion passed 6-0
DPR 18-17 Stone Haven
Desire Irakoze briefly presented for staff. He explained that Stone Haven is a 54-unit paired villa subdivision in an R-5 zoning. He went over the history and location of the project. He also reminded the Plan Commission that the petition was requesting a waiver and that they must vote on the waiver before they vote on the development plan. He then discussed the waiver request from the SCO criteria and noted staff's recommendation for approval.
Dawn Barnett presented for the petitioner, she stated she had nothing to add from staff's presentation and was will to answer any questions the commissioners may have.
The commissioners deliberated over the safety of the detention pond, street lighting and trial lighting.
Mr. Petrides opened the floor to public comment at 7:35 PM
A resident asked about the trail wondering if the curb abuts the trail.
Mr. Petrides closed the floor to public comment at 7:37 PM
Mrs. Stafford made a motion to approve the waiver with the condition that the petitioner works with staff on trial lighting on the area where the homes are not facing the path, Mr. Watson seconded the motion and the motion passed 6-0
Mr. Watson made a motion to approve DPR 18-17 with staff conditions, Mr. Reed seconded the motion and the motion passed 6-0
New Business:

DPR 18-20 Avon Orthodontics, Development Plan Review

Desire Irakoze briefly presented for staff. He explained that the petitioner wants to build an 11,925 square foot orthodontics office off of Kingston street in an I-2 zoning. He went over the location and history of the project. He also reminded the Plan Commission that the petition was requesting a waiver to increase the allowed parking from 47 to 69 spaces and that they must vote on the waiver before they vote on the development plan. He then went over the waiver request criteria and noted staff's recommendation for approval.

Dale Kruse and Joel Young presented for the petitioner, they spoke briefly regarding the proposed development. They went over building layout and architecture. They described the need for the waiver stating the high turnaround and future growth plans. They described the proposal in detail, noting the total number of chairs and employees.

Mr. Petrides opened the floor to public comment at 8:00 PM seeing no one the floor closed at 8:01 PM.

The commissioners asked questions about the unbuilt portion of could be utilized by other business that fits the use of the underlying zoning to which staff answered yes.

Mrs. Stafford made a motion to approve the increased parking waiver, Mr. Bischoff seconded the motion and the motion passed 6-0

Mrs. Stafford made a motion to approve DPR 18-20 Avon Orthodontics with staff conditions, Mr. Watson seconded the motion and the motion passed 6-0

DPR 18-21 Avon North Substation, Development Plan Review

Desire Irakoze briefly presented for staff. He explained that petitioner is requesting to build a substation in the Avon Landing PUD. He went over the history and location of the project. He also reminded the Plan Commission that the petitioner had received a variance approval form the BZA. He also reminded the commission that the petitioner was requesting three waivers and that they must vote on the waiver before they vote on the development plan. He then discussed the waiver request criteria and noted staff's recommendation for approval.

Jeff Banning presented for the petitioner, he spoke briefly regarding the proposed development. He went over the project location and history. He then spoke about the needs for the waivers, noting the safety concerns if the waivers are not granted. He noted that he was willing to answer any questions

Mr. Petrides opened the floor to public comment at 8:20 PM seeing no one Mr. Petrides closed the floor to public comment at 8:21 PM

The commission deliberated about the projects fence safety and updated security standards.

Mr. Bischoff made a motion to approve three waivers, to eliminate building landscape requirements, to eliminate foundation landscape requirements and to eliminate bicycle parking requirements. Mrs. Stafford seconded the motion and the motion was approved 6-0

Mr. Reed made a motion to approve DPR 18-21 Avon North Substation with staff conditions Mr. Watson seconded the motion and the motion passed 6-0

- VII. **Other Business:** none
- VIII. **Board Comments:** None
- IX. **Adjournment:** 8:25 P.M.

**NEXT PLAN COMMISSION REGULAR MEETING
MONDAY –December 17, 2018
Avon Council Chamber**

James Petrides - President

Jodi Dickey – Secretary

MINUTES
FOR THE September 24-2018
AVON PLAN COMMISSION
REGULAR MEETING

- I. Call to Order/Pledge of Allegiance – 7:03 P.M.
- II. Roll Call/Determination of a Quorum – in attendance: Mr. Tinlin, Mr. Reed, Ms. Stafford Mr. Niemeyer, Mr. Petrides, Mr. Bischoff, Mr. Watson as were Town Planners, Jodi Dickey, and Desire Irakoze, Town Attorney Dan Taylor and Town Engineer Greg Ilko
- III. Consideration of minutes – August 24th 2018.
Mr. Bischoff made a motion to approve last month’s minutes, Mr. Reed seconded the motion, the motion passed 7-0
- IV. Officer appointments: None
- V. Committee Reports:
BZA: None
Town Council: Budget talks
RDC: Reviewed pending invoices and projects.
- VI. Request for Continuances or Agenda Modifications: DPR 18-04 Misty Eyes continued.
- VII. Public Comments opened at 7:10 P.M.
Two residents spoke during public comments. The first resident said that they had seen how many questions the Plan Commissioners had asked a during a development plan review petition and asked that they treat planned unit developments (PUDs) with the same scrutiny. The second resident spoke about how well they like the Avon community but stated that massive high-density PUDs are ruining the Town.
Public Comments closed at 7:20 P.M.
- VIII. **New Business:**
DPR(A) 18-14 Avon-Washington Township Public Library, Development Plan Review
Mr. Reed recused himself.
Mr. Irakoze presented for staff. He stated the library was approved by Hendricks County in 1996. When the Avon Town Ordinance came into effect the library was then a non-conforming use. The DPR request is an increase in use therefore the library must now conform to the Avon Town Ordinance. The petitioner is request to build a building addition of 1,457 square feet on the west side of the library. The addition will include reading and study areas. Staff recommend approval of DPR(A)18-14 with the conditions that the plans show a full car stop behind the crosswalk or the plans get approval with an engineer’s seal.
Katie Werner and Laurel Setzer presented for the petitioner. They stated that they were available for questions and that they were okay with the conditions staff had put in place.
Mr. Petrides opened the floor to public comment at 7:18 P.M. seeing no one Mr. Petrides closed the floor to public comment at 7:19 P.M
The Plan Commission deliberated over the conditions of approval, the existing sidewalk, and if the new changes bring the library up to town code.
Mr. Bischoff made a motion to approve DPR(A) 18-14 Avon-Washington Township Public Library with the following conditions that the plans show a car stop before the cross walk or the plans get an engineer’s seal of approval. Mr. Niemeyer seconded the motion and the motion passed unanimously (6-0).
Old Business: PUD 18-03 Fairwood
Public comments opened at

Brenda Riley, Teresa Sheer, Ryan Lofton, Beth Pugh, Mike Ford, Breanna George, Cindy Kline, Carol Ford, Lowell Jackson, Craig Johnson, Stephanie Wagner, Marcia Stubbeman, Erick Stubbeman, Lloyd Action, Ed Ragger, Linda Ackers, Jack Savack, Dave Baker, Jeanne Fenten, Rebecca Cumarado and Rebecca Bryan all spoke about the petition. They spoke on the major traffic concerns of more homes and therefore more cars onto Dan Jones. They stated the to two use of a 2% growth rate when calculating traffic studies an incorrect and should be using a higher growth rate to better understand traffic needs and concerns. They wondered about the weight restrictions put on trucks that drive on Dan Jones, and who would pay for the damages caused by them. There were major concerns over the impact of the PUD onto the Avon School Systems would have. The concern being that it would negatively impact the class room size and overall quality of the schools. There were concerns over why the project was coming as a PUD instead of R-1A Zoning stating why have zoning if we are just going to ignore them. That PUD overall lower the development standards of the Town of Avon. The developers only wanting smaller lots lowers the property values of nearby homes. Some had concerns over how close the houses where to each other stating the fires would spread quickly in these types of developments. Also, that the fire trucks would have a slow response time because traffic on Dan Jones is so bad. Some people had concerns over the environmental impact this development would have to the area noting the developer had not provided an environment impact assessment and the loss of wild life. Others stated the petition was not following the PUD ordinance, the application was incomplete or lots sizes as reasons the Town should reject the PUD all together.

Matt Hudson spoke on behalf of the Washington Township Trustees office. He stated that they requested a minimum of one and a half acres. And the location on the concept is where they would like to see it. Also stating that the timeline for the fire station would be four to five years.

Scott Wyndham spoke on behalf of the school district. He stated they had spoken with the developer about the school's request to have a fence along the school's property, walking trials to connect to Avon High School and construction of an access roadway allowing AHS traffic to flow through the round about and Dan Jones and 200 South. We expect this development to bring in 140 students. This year's class is graduating 840 students and the incoming kindergarten class is 640 students. When the senior class graduates, we need to grow just to break even.

Public Comments ended at 9:39 P.M.

John Dole spoke on behalf of the petitioner. He stated that this is just the zoning aspect of the project. That all the additional detail would come at the Development plan review process.

The Plan Commissioners asked if staff would speak about any upcoming Dan Jones improvements.

Staff answered that we have improved all intersections on Dan Jones and that in the future there will be 4 lanes with 20,000 vehicles per day are on the road.

Mr. Roux spoke on behalf of the petition. he stated that the commercial aspect was added because it makes sense to have neighborhood office spaces in a PUD likes this. Environmental study would come during the development plan review status He spoke about the 3 access points saying they can add additional stub streets to the west if needed during the platting phase.

The Plan Commissioner deliberated on PUD 18-03 Fairwood. They asked questions about the number of lots, the ratio of villas vs estate lots, and the building set back line between the homes. They also asked questions about the commercial aspect of the PUD. Questions about the type of clients, restricting uses only to tax paying uses and how long would that lot be vacant. The Commissioners also noted that they can vote a positive, negative or no recommendation but the Town Council makes the final vote.

Mr. Petrides made a motion to continue PUD 18-03 Fairwood, Mr. Watson seconded the motion and the motion passed 7-0

- I. Other Business: None.
- II. Board Comments: None
- III. Adjournment: 10:35 P.M.

**NEXT PLAN COMMISSION REGULAR MEETING
MONDAY – October 22, 2018
Washington Township Park**

DPR 18-23 Rainbow Child Care
Planning & Building Department Staff Report
December 17th, 2018
Advisory Plan Commission, Public Hearing
Desire Irakoze

- A. Petition Number: DPR 18-23, Rainbow Child Care, development plan review
- B. Applicant: 814 Acre LLC & Lisa Crandall, Crandall Engineering
- C. Location: The subject property is located 10325 E. County Road 100 N
- D. Parcel Size: The area includes 2 lots totaling approximately 2.47 acres.
- E. Land Use and Zoning: The parcels are zoned PUD Reagan Crossing and contain a variety of commercial uses.
- To the south property is zoned the property is zoned PUD Reagan Crossing and contains Wellbrooke of Avon and Cox Creek Apartments.
To the west is zoned PUD Reagan Crossing and contains an independent living campus
To the north is zoned C-2 and contains IU Health Campus
To the east property is zoned PUD Reagan Crossing and contains 1312 Dental
- F. Action Requested: The petitioner is requesting a development plan review to build a 11,900 square feet child care center located in the Reagan Crossing PUD.
- G. History Previous approvals for this area are related to a PUD Reagan Crossing. These include:
- DPR 11-09 Independent Living Campus
 - DPR 12-10 Assisted Living facility (Wellbrooke)
 - DPR 17-10 1312 Dental (Dental Offices)
 - DPR 17-15 Cox Creek (Apartments)
- This is the first request before Plan Commission for a development plan.
- H. Staff Comments: The petitioner has submitted a development plan for a child care center. The center will serve 6-week-old to six-year-olds. They propose to construct a new 11,900 square foot, non-sprinkled facility that will contain classroom spaces, gymnasium and outdoor play ground areas along with other inviting amenities. The child care intends to operate with 15 full time employees.

The submitted Development Plan Review is generally consistent with the terms of the associated variances and the requirements of the Avon Zoning Ordinance. Staff recommends approval, with conditions as noted below.

1. Standards of the underlying District: the submitted development plan would comply with all applicable standards of the underlying PUD Reagan Crossing zoning district.
2. Standards of any Overlay District: The subject lies within the Ronald Reagan Corridor Overlay District. The petition meets the requirements of the Ronald Reagan Corridor.
3. Standards of the Subdivision Control Ordinance: The submitted plans in petition DPR 18-23 are consistent with the Preliminary Plat and will demonstrate compliance with the terms of the Subdivision Control Ordinance.
4. Standards of Chapter 14 (Performance Standards): The submitted petition goes over the 0.3 allowed foot candles. Staff recommends petitioner work with staff to create a complaint plan.
5. Standards of Chapter 15 (Off-Street Parking & Loading): The submitted plans in petition DPR 18-23 are consistent with the chapter 15 standards and demonstrate compliance with the off-street parking & loading requirements.
6. Standards of Chapter 16 (Landscaping and Screening): The submitted landscaping plan depict compliance with all required landscaping provisions, including parking lot island plantings, perimeter parking lot plantings, and building foundation plantings.
7. Standards of Chapter 17 (Floodplain Regulations): No portion of the subject site is located within the Floodplain.
8. Standards of Chapter 18 (Signs): the submitted plans in petition DPR 18-23 are consistent with the chapter 18 standards and demonstrate compliance with the sign's development requirements.

I. Action:

Staff recommends approval of DPR 18-23 Rainbow Child Care with the following conditions:

The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.

DPR 18-23 Rainbow Child Care Location Map



Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Development Plan

Case Number: DPR 18-23, Rainbow Child Care

The Avon Plan Commission Staff has considered the proposed Development Plan on the subject property and has found that the plan will meet all the standards of the Subdivision Control Ordinance and the Zoning Ordinance, under the conditions of this approval.

I move that we **approve** DPR 18-23, Rainbow Child Care, 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 petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.
4. A compliant photometrics plan be provided.

FINDINGS OF FACT FOR A DEVELOPMENT PLAN

AVON ADVISORY PLAN COMMISSION

Case Number: DPR 18-23, Rainbow Child Care

The Avon Plan Commission Staff has considered the proposed Development Plan Review on the subject site and has found that the plan will meet the criteria set forth in the Avon Zoning Ordinance. The Avon Plan Commission Staff further finds that the proposed development meets the requirements of the Town of Avon's Subdivision Control Ordinance, Storm Drainage, Erosion and Sediment Control Ordinance, and the land use policies and goals and objectives of the Comprehensive Plan, with the conditions listed below:

DECISION

IT IS THEREFORE THE DECISION OF THE AVON STAFF THAT DEVELOPMENT PLAN **APPROVAL** BE GRANTED TO PETITION DPR 18-23, Rainbow Child Care, 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 petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.
4. A compliant photometrics plan be provided.

ADOPTED THIS 17th DAY OF December, 2018

James Petrides, President

Jodi Dickey, Secretary

This instrument was prepared on December 12th, 2018 by:
Desire Irakoze
Assistant Planner, Planning & Building
Town of Avon, Indiana

DPR 18-22 Parks at Wynne Farms Section 2
Planning & Building Department Staff Report
December 17th, 2018
Advisory Plan Commission, Public Hearing
Desire Irakoze

- A. Petition Number: DPR 18-22, Parks at Wynne Farms Section 2, development plan review
- B. Applicant: Alvin E. Skoog Jr., Weihe Engineers
- C. Location: The subject property is located north of County Road 200 North and south of County Road N 800 E.
- D. Parcel Size: The area is approximately 35.16 acres.
- E. Land Use and Zoning: The parcels are zoned PUD Wynne Farms and is currently vacant.
- To the north is Brownsburg and contains a single-family subdivision and an apartment complex. To the south is PUD Wynne Farms and currently has Avon Community Church of God. To the east is PUD Wynne Farms and is currently vacant land to the west is a county single-family subdivision of Woodcreek Crossing.
- F. Action Requested: The petitioner is requesting a development plan review to build 39 single family homes on 35 acres in the Wynne Farms PUD.
- G. History Previous approvals for this area are related to a PUD Wynne Farms. These include:
- PUD(A) 17-03 to allow 81 single family homes
 - MAP(P) 17-13 the primary plat stage.
 - DPR 18-02 Parks at Wynne Farms Section 1 (42 single Family homes.)
 - MAP(F) 18-01 Parks at Wynne Farms Section 1
 - MAP(F) 18-16 Parks at Wynne Farms Section 2
- This is the first request before Plan Commission for a development plan.
- H. Staff Comments: The petitioner has submitted a development plan to build 39 single family homes on 35 acres. This petition is the second section to an already approved development plan in Parks at Wynne Farms section1 which approved 42 single family homes on 18.39 acres. This would bring the total to 81 single family homes. The petition will have access off of Dan Jones Road.

The submitted Development Plan Review is generally consistent with the terms of the associated variances and the requirements of the Avon Zoning Ordinance. Staff recommends approval, with conditions as noted below.

1. Standards of the underlying District: the submitted development plan would comply with all applicable standards of the underlying PUD Wynne Farms PUD zoning district.
2. Standards of any Overlay District: The subject parcel does not part of any overlay districts.
3. Standards of the Subdivision Control Ordinance: The submitted plans in petition DPR 18-23 are consistent with the Preliminary Plat and will demonstrate compliance with the terms of the Subdivision Control Ordinance.
4. Standards of Chapter 14 (Performance Standards): The petition meets the standards of Chapter 14 (Performance Standards)
5. Standards of Chapter 15 (Off-Street Parking & Loading): The submitted plans in petition DPR 18-22 are consistent with the chapter 15 standards and demonstrate compliance with the off-street parking & loading requirements.
6. Standards of Chapter 16 (Landscaping and Screening): The submitted landscaping plan is not compliant with Chapter 16 section 16-3 1(B) the petitioner needs to submit a compliant plan. Staff recommends that the petitioner work with staff to submit a compliant landscape plan.
7. Standards of Chapter 17 (Floodplain Regulations): No portion of the subject site is located within the Floodplain.
8. Standards of Chapter 18 (Signs): the submitted plans in petition DPR 18-22 are consistent with the chapter 18 standards and demonstrate compliance with the sign's development requirements.

I. Action:

Staff recommends approval of DPR 18-22 Parks at Wynne Farms Section 2 with the following conditions:

The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.

DPR 18-22 Parks at Wynne Farms Section 2 Location Map



Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Development Plan

Case Number: DPR 18-22, Parks at Wynne Farms section 2

The Avon Plan Commission Staff has considered the proposed Development Plan on the subject property and has found that the plan will meet all the standards of the Subdivision Control Ordinance and the Zoning Ordinance, under the conditions of this approval.

I move that we **approve** DPR 18-22, Parks at Wynne Farms Section 2, 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 petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.
4. the petitioner work with staff to submit a compliant landscape plan.

FINDINGS OF FACT FOR A DEVELOPMENT PLAN

AVON ADVISORY PLAN COMMISSION

Case Number: DPR 18-22, The Parks at Wynne Farms Section 2

The Avon Plan Commission Staff has considered the proposed Development Plan Review on the subject site and has found that the plan will meet the criteria set forth in the Avon Zoning Ordinance. The Avon Plan Commission Staff further finds that the proposed development meets the requirements of the Town of Avon's Subdivision Control Ordinance, Storm Drainage, Erosion and Sediment Control Ordinance, and the land use policies and goals and objectives of the Comprehensive Plan, with the conditions listed below:

DECISION

IT IS THEREFORE THE DECISION OF THE AVON STAFF THAT DEVELOPMENT PLAN **APPROVAL** BE GRANTED TO PETITION DPR 18-22, Parks at Wynne Farms Section 2, 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 petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.
4. the petitioner work with staff to submit a compliant landscape plan.

ADOPTED THIS 17th DAY OF December, 2018

James Petrides, President

Jodi Dickey, Secretary

This instrument was prepared on December 12th, 2018 by:
Desire Irakoze
Assistant Planner, Planning & Building
Town of Avon, Indiana

**2019 Meeting Schedule
AVON PLAN COMMISSION
Avon, Indiana**

Preliminary Consultations	Application Deadline:	TAC Meeting	Revised Plans Deadline:	Legal Notification Deadline:	Written Notification & Sign Posting Deadline:	Plan Commission Meeting Date:
11-21-18*	12-07-18	12-14-18	1-03-19	01-11-19	01-18-19	01-28-19
12-21-18	01-04-19	01-17-19	01-31-19	02-08-19	02-15-19	02-25-19
01-18-19	02-01-19	02-14-19	02-28-19	03-08-19	03-15-19	03-25-19
02-18-19	03-04-19	03-14-19	03-28-19	04-05-19	04-12-19	04-22-19
03-18-19	04-01-19	04-11-19	04-25-19	05-10-19	05-17-19	05-20-19*
04-22-19	05-06-19	05-16-19	05-30-19	06-07-19	06-14-19	06-24-19
05-17-19	05-31-19	06-15-19	06-28-19	07-05-19	07-12-19	07-22-19
06-21-19	07-05-19	07-18-19	08-01-19	08-09-19	08-16-19	08-26-19
07-19-19	08-02-19	08-15-19	08-29-19	09-06-19	09-13-19	09-23-19
08-23-19	09-06-19	09-19-19	10-03-19	10-11-19	10-18-19	10-28-19
09-20-19	10-04-19	10-17-19	10-31-19	11-08-19	11-15-19	11-25-19
10-11-19	10-25-19	11-07-19	11-27-19*	11-27-19*	12-06-19	12-16-19*
11-22-19	12-06-19	12-19-19	01-02-20	01-10-20	01-17-20	01-27-20
12-20-19	01-03-20	1-16-20	01-30-20	02-07-20	02-14-20	02-24-20
2 wks before application	50 days before meeting date	2 weeks after application	2 weeks after TAC review	7 days before print date	10 days before meeting date	4 th Monday of every month

(*) indicates those dates changed due to conflicts with holidays or other town meetings or events.

- **Meeting Date** – The Avon Plan Commission meets the **Fourth (4th) Monday** of every month at **7:00 PM** in the Avon Town Hall Council Chambers located at 6570 East US HWY 36, Avon, Indiana, 46123.
- **Preliminary Consultations** – Preliminary Consultations are required for all preliminary subdivisions and development plan reviews at least **two (2) weeks before** the application deadline. Schedule an appointment with a Planner at (317) 272-0948.
- **Application Deadline** – Applications for the Plan Commission Public Hearing must be received at least **fifty (50) days prior** to the date of the Plan Commission meeting.
- **TAC Review** – The Technical Advisory Committee “TAC” will meet **two (2) weeks after** the application deadline. Staff will complete the review of all petitions **seven (7) days prior** to the date of the Plan Commission meeting. Copies of this review will be provided to the petitioner prior to the meeting.
- **Revised Plans** – Revised plans, and/or any other supplementary information requested by staff, is due **two (2) week after** the TAC meeting.
- **Public/Legal Notification** – The Planning Staff is responsible for placing the Public/Legal Notification for the Plan Commission public hearings and will be published in the Hendricks County Flyer at least **ten (10) days prior** to the date of the Plan Commission meeting.
- **Written Notification & Sign Posting** – The Petitioner is responsible for the Written Notification & Sign Posting. Written Notification to surrounding property owners for Plan Commission public hearings must be sent by certified mail and postmarked at least **ten (10) days prior** to the date of the Plan Commission meeting. Posting of signs for each case being heard must also be completed at least **ten (10) days prior** to the meeting. ****The signed and notarized affidavits will serve as proof of the Written Notification & Sign Postings and must be filed with the Planning Staff one (1) week prior to the Plan Commission meeting date to avoid continuance. ****

