



Avon Advisory Planning Commission Meeting
Monday, February 23, 2026 at 6:30 pm
at Avon Town Hall

1. Start Of Meeting

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

2. Approval Of Minutes

2.1. December 22, 2025 Meeting Minutes

Documents:

[DEC 2025 PLAN COMMISSION MEETING MINUTES.PDF](#)

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

5. Old Business

5.1. DPR 25-12: Park Place Crossing

Requesting approval of a Development Plan Review to provide for construction of a one-story, multi-tenant office building. The 1.68-acre property is located along the west side of Park Place Boulevard, approximately 200 feet north of U.S. Highway 36 (approximate address 100 Park Place Boulevard).

Petitioner: Tranquility, LLC, by Kruse Consulting, Inc.

Documents:

[DPR 25-12 STAFF REPORT FEB 2026.PDF](#)

5.2. DPR 25-18: Walmart Market

Requesting approval of a Development Plan Review to provide for construction of a ~50,000-square foot retail building, with a pharmacy drive-through, surface parking, and related

improvements, with a Waiver of Design Standards of UDO 7.21(E)(1) to allow for a full-access commercial driveway being ~260 feet from a street intersection (minimum 400-foot separation required), and Waivers of Development Standards of UDO 6.10(A) & 6.10(C) to allow for excessive parking lot lighting and excessive light spillage across property lines. The 9.73-acre property is located at the southeast corner of Avon Avenue and Governors Row (~1439 South Avon Avenue).

Petitioner: Walmart Real Estate Business Trust, c/o Misha Rabinowitch

Documents:

[DPR 25-18 STAFF REPORT FEB 2026.PDF](#)

5.3. DPR 25-20: Avon Retail Shops

Requesting approval of a Development Plan Review to provide for construction of two retail buildings totaling ~29,400 square feet, with a Waiver of Design Standards of UDO 2.10(L) to allow for two driveway access points with drive separations of approximately 50 feet, 150 feet and 280 feet, (minimum 600-foot separation between access driveways required). The four-acre property is located at 10654, 10688, and 10690 East U.S. Highway 36.

Petitioner: Evergreen Commons, LLC, by Brian Cross, Civil Site Group, Inc.

Documents:

[DPR 25-20 STAFF REPORT 02232026.PDF](#)

6. New Business

6.1. DPR 25-21: Mo' Bettahs

Requesting approval of a Development Plan Review to provide for renovation of an existing 1,580-square foot restaurant building, including a 760-square foot building addition with a drive-through pick-up window and miscellaneous changes to parking and landscaping, with a Waiver of Design Standards of UDO 7.10(I)(1) to allow for the use of "thin brick" siding (brick less than four inches thick not permitted). The 1.32-acre property is located at 8894 East U.S. Highway 36.

Petitioner: Savory MB Stores LLC, c/o Will Scott

Documents:

[DPR 25-21 STAFF REPORT FEB 2026.PDF](#)

7. ZA 25-03: The Gatherings, Lot 2

Requests a favorable recommendation of a petition to rezone 2.08 acres, from the I-2 General Industrial District to the C-2 General Commercial District, to legally establish existing retail uses. The property is located 8403 East U.S. Highway 36

Petitioner: Churchyard LLC, c/o David Gilman

Documents:

[STAFF REPORT ZA 25-03 FEB 2026.PDF](#)

8. **Other Business**

8.1. **Plan Commission Annual Training**

9. **Committee Reports**

10. **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 | avonindiana.gov | Next Meeting: **03/23/2026**

| Member | Appointed by: | Term |
|-------------------|----------------------|------------------|
| Dave Kauffman | Town Council | 1/2026 - 12/2026 |
| Andrew Rockabrand | Council President | 1/2023 - 12/2026 |
| Jennifer Spencer | Council President | 1/2023 - 12/2026 |
| Bill Reed | Town Council | 1/2026 - 12/2026 |
| Greg Zusan | Town Council | 1/2023 - 12/2026 |
| Paul Guckenberger | Council President | 1/2024 - 12/2027 |
| Kathryn Ransburg | Council President | 1/2024 - 12/2027 |