



Avon Advisory Planning Commission Meeting Minutes for 2/23/2026 at 6:30 pm at Avon Town Hall

2/23/2026 - Minutes

1. **Start Of Meeting**

Meeting commenced at 6:30 p.m.

Present members were as follows: Kathryn Ransburg, President; Paul Guckenberger, Vice President; Jennifer Spencer, Commissioner; Bill Reed, Commissioner; Andrew Rockabrand, Commissioner.

Also in attendance: Linda Ahlbrand, Staff; Paul Lambie, Staff; Dan Taylor, Legal; Anna Cron, Legal.

Absent members were as follows: Greg Zusan, Commissioner; Dave Kauffman, Commissioner.

B. Reed nominates K. Ransburg as President. Seconded by J. Spencer. Motion passes 5-0.

K. Ransburg nominates P. Guckenberger as Vice President. Seconded by A. Rockabrand. Motion passes 5-0.

P. Guckenberger nominates L. Ahlbrand as Secretary. Seconded by A. Rockabrand. Motion passes 5-0.

A. Rockabrand nominates P. Guckenberger as the Board of Zoning Appeals appointee. Seconded by B. Reed. Motion passes 5-0.

2. **Approval Of Minutes**

2.1. **December 22, 2025 Meeting Minutes**

P. Guckenberger made a motion to approve the December 22, 2025 Minutes as presented. Seconded by B. Reed. Motion passes 5-0.

3. **Public Comment**

Thomas Downard, 8244 East U.S. Hwy. 36, speaks on behalf of the Avon Chamber of Commerce.

4. **Request For Continuances Or Agenda Modifications**

None.

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.

Staff presents his report to the Commission. Staff recommends approval of Waivers A-F, as well as petition DPR 25-12: Park Place Crossing, subject to the following conditions:

1. Prior to issuance of a building permit, a revised lighting plan shall be submitted for approval of the Administrator.
2. Prior to issuance of a building permit, a plat combining Lots 6 & 7 and dedicating right-of-way for Beechwood Centre Road (unless a waiver is granted to allow for an easement in lieu of right-of-way) shall be submitted and approved. Said plat shall be recorded prior to issuance of a certificate of occupancy.
3. Any revised plans must comply with all commitments and conditions noted as part of any approval granted.
4. A landscape bond is required per Section 6.1(D)(3) of the Unified Development Ordinance. This bond must be provided to the Town of Avon prior to the issuance of a full Certificate of Occupancy for the subject site.
5. The development shall comply with all relevant portions of Town Code, the necessary approval by Crossroad Engineers on behalf of the Town, and comments by Public Works, the Fire Department, and Crossroad Engineers at the preconstruction meeting.

The petitioner, Dale Kruse, 7384 Business Center Drive, further details his request to the Commission.

K. Ransburg opens the public hearing.

Thomas Downard, 8244 East U.S. Hwy. 36, expresses support for the petition.

Jake Blythe, 109 Avon Parkway, seeks clarification for the petition.

Missy Davis, 1785 Water Oak Way, expresses support for the petition.

Patricia Molloy, 8418 Anderson Circle, expresses support for the petition.

K. Ransburg closes the public hearing.

B. Reed makes a motion to **approve Waiver A**. Seconded by P. Guckenberger. Motion passes 4-1, with A. Rockabrand voting 'Against'.

A. Rockabrand makes a motion to **approve Waiver B**. Seconded by J. Spencer. Motion passes 5-0.

P. Guckenberger makes a motion to **approve Waiver C**. Seconded by B. Reed. Motion passes 5-0.

P. Guckenberger makes a motion to **approve Waiver D**. Seconded by J. Spencer. Motion passes 5-0.

B. Reed makes a motion to **approve Waiver E**. Seconded by P. Guckenberger. Motion passes 5-0.

A. Rockabrand makes a motion to **approve Waiver F**. Seconded by B. Reed. Motion passes 5-0.

B. Reed makes a motion to **approve DPR 25-12: Park Place Crossing**, subject to the conditions outlined in staff's report, and the following added as condition #6:

6. Within 90 days of such time as Beechwood Centre Road is extended west of the subject site,

the owner at their sole expense shall close the eastern driveway closest to the intersection with Park Place Boulevard and restore the curb line along Beechwood Centre Road in accordance with Town standards.

Seconded by J. Spencer. Motion passes 5-0.

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

Staff recommends denial of Waivers "A" & "B". Staff recommends approval of Waiver "C". Staff recommends denial of petition DPR 25-18: Walmart Market Avon Avenue. If the Plan Commission were to make a motion to approve DPR 25-18, staff recommends that any approval be subject to the following conditions:

1. Prior to issuance of a building permit, revised plans shall be submitted, requiring approval of the Administrator and the Public Works Director, which provide for the following public street improvements, all of which to be designed and constructed to the Town's standards, with all improvements completed by the property owner prior to issuance of a Certificate of Occupancy:
 1. construction of a roundabout at the intersection of Avon Avenue and Governors Row, including two northbound approach lanes, one of which would be dedicated to right turns,
 2. widening of Governors Row to a four-lane cross-section from Avon Avenue to the site's eastern Governors Row driveway access, including intersection improvements to accommodate truck turning radii,
 3. installation of four speed humps on Governors Row (two eastbound and two westbound, between the site's eastern Governors Row driveway access and Turner Trace Place, and one speed hump on Turner Trace Place South, south of Lockford Walk North, with exact locations to be determined by the Department of Public Works, and,
 4. construction of a dedicated right turn lane with acceleration and deceleration lanes/tapers for from westbound County Road 150 South at the existing driveway access.
2. Prior to issuance of a building permit, a revised landscape plan shall be submitted, requiring approval by the Administrator, indicating compliance with all landscaping standards of the UDO.
3. Prior to issuance of a building permit, a revised set of plans shall be submitted, requiring approval by the Administrator, indicating compliance with all architectural requirements of UDO 7.10.
4. Any revised plans must comply with all commitments and conditions noted as part of any approval granted.
5. A landscape bond is required per Section 6.1(D)(3) of the Unified Development Ordinance. This bond must be provided to the Town of Avon prior to the issuance of a full Certificate of Occupancy for the subject site.
6. The development shall comply with all relevant portions of Town Code, the necessary approval by Crossroad Engineers on behalf of the Town, and comments by Public Works, the Fire Department, and Crossroad Engineers at the preconstruction meeting.

If the requested waivers are not approved, staff recommends that additional conditions would be needed requiring revised plans meeting the lighting standards and to remove the proposed driveway access onto Avon Avenue.

The petitioner, Misha Rabinowitch, One Indiana Square Suite 1800, further details his request to the Commission, and **withdraws Wavier Request "B"**.

K. Ransburg opens the public hearing.

Chris Thornberry, 1303 Brighton Pl., remonstrates against the petition.

Clayton Gittus, 1258 Bolton Pl., remonstrates against the petition.

Jeremy Giddens, 7306 Govenors Row, remonstrates against the petition.

Laurie Rolston, 1311 S. Avon Ave., remonstrates against the petition.

Raleigh Rolston, 1311 S. Avon Ave., remonstrates against the petition.

Andrew Larkin, 7265 Wilshire Way, remonstrates against the petition.

Annette Workman, 1266 James Dr., remonstrates against the petition.

K. Ransburg closes the public hearing.

The petitioner is given a chance to rebuttal.

P. Guckenberger makes a motion to **deny Waiver A**. Seconded by B. Reed. Motion passes 5-0.

A. Rockabrand makes a motion to **approve Waiver C**. Seconded by P. Guckenberger. Motion passes 5-0.

Mr. Rabinowitch **requests a continuance of the remaining DPR** to the March 23, 2026 meeting.

A. Rockabrand makes a motion to **continue DPR 25-18: Walmart Market** to the March 23, 2026 Plan Commission Meeting at the request of the petitioner. Seconded by B. Reed. Motion passes 5-0.

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.

Staff presents her report to the Commission. Staff recommends approval of Waivers "A" & "B". If the requested waivers are approved, staff also recommends approval of petition DPR 25-20: Avon Retail Shops, subject to the following conditions:

1. Prior to issuance of a building permit, a subdivision plat must be filed and approved to combine the properties into one lot.
2. Any revised plans must comply with all commitments and conditions noted as part of any approval granted.
3. A landscape bond is required per Section 6.1(D)(3) of the Unified Development Ordinance. This bond must be provided to the Town of Avon prior to the issuance of a full Certificate of Occupancy for the subject site.
4. The development shall comply with all relevant portions of Town Code, the necessary approval

by Crossroad Engineers on behalf of the Town, and comments by Public Works, the Fire Department, and Crossroad Engineers at the preconstruction meeting.

The petitioner, Brian Cross, 718 Adams St., further details his request to the Commission.

K. Ransburg opens and closes the public hearing.

B. Reed makes a motion to **approve Waiver A**. Seconded by A. Rockabrand. Motion passes 5-0.

A. Rockabrand makes a motion to approve **Waiver B**. Seconded by P. Guckenberger. Motion passes 5-0.

B. Reed makes a motion to **approve DPR 25-20: Avon Retail Shops**, subject to the conditions outlined in staff's report as well as the additional verbal condition made by petitioner regarding building articulation. Seconded by A. Rockabrand. Motion passes 5-0.

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

Staff presents his report to the Commission. Staff recommends approval of Waiver "A", as well as petition DPR 25-21: Mo' Bettahs, subject to the following conditions:

1. Prior to issuance of a building permit, a revised landscape plan shall be submitted, requiring approval by the Administrator, indicating compliance with the Town's landscaping requirements, including UDO 5.1(H) regarding screening of trash enclosures.
2. Any revised plans must comply with all commitments and conditions noted as part of any approval granted.
3. A landscape bond is required per Section 6.1(D)(3) of the Unified Development Ordinance. This bond must be provided to the Town of Avon prior to the issuance of a full Certificate of Occupancy for the subject site.
4. The development shall comply with all relevant portions of Town Code, the necessary approval by Crossroad Engineers on behalf of the Town, and comments by Public Works, the Fire Department, and Crossroad Engineers at the preconstruction meeting.

The petitioner, David Greenwood, 4100 Chapel Ridge Rd., further details his request to the Commission.

K. Ransburg opens and closes the public hearing.

B. Reed makes a motion to **approve Waiver A**. Seconded by A. Rockabrand. Motion passes 5-0.

P. Guckenberger makes a motion to **approve DPR 25-21: Mo' Bettahs**, subject to the conditions outlined in staff's report. Seconded by B. Reed. Motion passes 5-0.

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

Staff presents his report to the Commission. Staff recommends the forwarding of a favorable recommendation for ZA 25-03: The Gatherings, Lot 2 Zoning Map Amendment.

The petitioner, David Gilman, further details his request to the Commission.

K. Ransburg opens and closes the public hearing.

B. Reed makes a motion to forward a **favorable recommendation to the Town Council for ZA 25-03: The Gatherings, Lot 2**. Seconded by J. Spencer. Motion passes 5-0.

8. Other Business

8.1. Plan Commission Annual Training

D. Taylor conducts Plan Commission Annual Training.

9. Committee Reports

P. Guckenberger provides BZA updates. B. Reed provides RDC updates.

10. Adjournment

Meeting adjourned at 10:20 p.m.

Kathryn Ransburg, President

Paul Guckenberger, Vice President

Dave Kauffman

Bill Reed

Andrew Rockabrand

Jennifer Spencer

Greg Zusan

Paul Lambie, 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 | avonindiana.gov | Next Meeting: 03/23/2026