



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

3/23/2026 - Minutes

1. Start Of Meeting

Meeting commenced at 6:30 p.m.

Present members were as follows: Kathryn Ransburg, President; Paul Guckenberger, Vice President; Bill Reed, Commissioner; Andrew Rockabrand, Commissioner; Greg Zusan, Commissioner; Dave Kauffman, Commissioner.

Also in attendance: Paul Lambie, Staff; Steve Moore, Staff; Dan Taylor, Legal; Anna Cron, Legal.

Absent members were as follows: Jennifer Spencer, Commissioner.

2. Approval Of Minutes

2.1. February 23, 2026 Meeting Minutes

B. Reed made a motion to approve the February 23, 2026 Meeting Minutes. Seconded by P. Guckenberger. Motion passes 6-0.

3. Public Comment

None.

4. Request For Continuances Or Agenda Modifications

None.

5. Old Business

5.1. 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. 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 presents his recommendation and indicates the following:

On February 23, 2026, the Plan Commission held a public hearing on this matter, with the following actions taken:

1. The Commission acknowledged the withdrawal of Waiver Request "B" to allow for excessive average parking lot lighting.
2. The Commission approved Waiver Request "C" to allow excessive light spillage into public rights-of-way.
3. The Commission denied Waiver Request "A" to allow for a new access driveway onto Avon Avenue with deficient separation from an existing intersection.
4. The Commission then granted the petitioner's request to continue the remaining Development Plan Review request to the March 23, 2026 meeting, in order to allow the petitioner time to submit revised plans.

The petitioner has submitted revised plans and indicated agreement with the requested conditions. Staff now recommends approval of DPR 25-18: Walmart Market, 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 western Governors Row driveway access, and reconstruction of Governors Row to the eastern Governors Row driveway access including intersection improvements to accommodate truck turning movements (unless the eastern Governors Row driveway access is permanently closed with curb line restored),
 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. A revised photometric plan shall be submitted for the approval of the Administrator indicating compliance with the average parking lot lighting level standard.
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.
6. A revised site plan shall be submitted, prior to issuance of a building permit, indicating compliance with the fencing standards/restrictions of the Unified Development Ordinance, unless a variance is sought and granted by the Board of Zoning Appeals.

The petitioner further details their request to the Commission.

K. Ransburg opens the public hearing.

Danny Brock, 311 Production Drive, expresses both support and concern for the petition.

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

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

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

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

Frank Didelot, 7898 Dutch Ct., remonstrates against the petition.

K. Ransburg closes the public hearing.

The petitioner speaks in rebuttal.

Steve Moore, Department of Public Works Director for the Town of Avon, answers questions regarding the roundabout.

D. Kauffman makes a motion to **approve DPR 25-18: Walmart Market**, subject to the conditions outlined in staff's report, as well as the additional condition of acquiring a revised traffic study on Governors Row to analyze the impacts of the proposed roundabout after further discussion. Seconded by P. Guckenberger. Motion fails 3-3.

P. Guckenberger makes a motion to **approve DPR 25-18: Walmart Market**, subject to the conditions outlined in staff's report, as well as the additional condition of acquiring a revised traffic study on Governors Row to analyze the impacts of the proposed roundabout after further discussion. Seconded by D. Kauffman. Motion passes 4-2.

6. **New Business**

None.

7. **Other Business**

None.

8. **Committee Reports**

B. Reed provides RDC updates. K. Ransburg has no monthly BZA updates. G. Zusan has no Town Council updates.

9. **Adjournment**

Meeting adjourned at 9:07 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.

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