



Town of Avon Planning & Zoning Commission
Meeting Agenda
Tuesday, March 3, 2015
Avon Municipal Building – One Lake Street

~Meetings are Open to the Public~

- I. Call to Order – 5:00pm
- II. Roll Call
- III. Additions & Amendments to the Agenda
- IV. Conflicts of Interest
- V. Comprehensive Planning Documents Project
- VI. Discussion Items:
 1. Wildridge PUD Amendments – Status of Undeveloped Lots?
 2. PZC Composition – # of Commissioners
 3. Roundabout #4 AWSC Structure & 2016 Art Planning
 4. Update on HCRE Projects Summary
 5. Roundabout #5 Ped Crossing
- VII. Meeting Minutes Approval
 - Meeting Minutes from February 17, 2015
- X. Staff Approvals
 - Helicopter Landing Permit @ Riverfront
 - 2470 Old Trail – Minor Changes to Approved Dev Plan
 - Avon Wastewater Treatment Facility – HVAC/Rooftop Equip Screening
 - 910 Nottingham Road – Tenant Signage for Lone Star Security
- XI. Other Business
- XII. Adjourn



MARCH 3, 2015 PLANNING AND ZONING COMMISSION

To: Planning and Zoning Commission
 From: Matt Pielsticker, AICP, Planning Manager
 Date: February 27, 2015
 Re: Comprehensive Planning Kickoff

Summary

The Town Council recently held retreats on January 29th and February 20th; at which time they reviewed the Strategic Plan and Work Plans approved by the previous Council. They worked to prioritize the next six (6) months. The Council has advanced updates to the Comprehensive Plan and Sub-area plans. While the schedule will be flushed out in the coming weeks, Staff is seeking PZC input and direction on the following draft:

March 3	PZC Meeting <ul style="list-style-type: none"> • Review Member Terms • Appointment Plans • Initial Comp Plan
March 17	PZC: Process for Comp Plan Amendments reviewed (if needed)
April 7	PZC: Process for Comp Plan Amendments Finalized
April 28	Town Council Meeting <ul style="list-style-type: none"> • PZC Appointments (5-2 yr. terms)
May 5	PZC Members Sworn In <ul style="list-style-type: none"> • Comp Plan Process Reviewed with Commissioners • Comp Plan documents (existing) distributed with executive summarizes provided by Staff
June 2	PZC: Survey Questions reviewed for Community Survey <ul style="list-style-type: none"> • Categories • How many questions related to Comp Plan?
June 16	PZC: Open House to Review Community Survey Questions – Off-Site Location
July 21	PZC Work Session <ul style="list-style-type: none"> • Identify shortcomings with 2006 Comp Plan • Prioritize and schedule meetings to review amendments
August	Community Survey (3-4 week turnaround)
Sept-Nov	Amendment Process

Questions

- Should Comp Plan process be primarily PZC or opened up to a larger Ad-hoc Committee?
- Neighborhood Meetings
 - Where? how many? when?
 - Advertisement and Solicitation Methods
- Should outside services be sought for graphics, etc?



- I. Call to Order – 5:00pm
- II. Roll Call
 - All Commissioners were present.
- III. Additions & Amendments to the Agenda
 - No additions or amendments.
- IV. Conflicts of Interest
 - There were no conflicts of interest.
- V. **CONTINUED PUBLIC HEARING: Case #PUD14007** – Minor PUD Amendment

Property Location: Lot 38 and Lot 39, Block 4, Wildridge Subdivision
 Property Address: 5032 & 5040 Wildridge Road East
 Zoning: PUD (Wildridge)
 Applicant: Bobby Ladd, RAL Architects
 Owner: Wildridge Lots, LLC
 Description: PUD Amendment to change allowed building type and replat the parcels. Item continued at 1/20/15 meeting.

The following members of the public gave testimony during the public hearing: Gary McBride, Beverly McBride, and Doug Werner.

Action: Commissioner Bonidy moved to approve Case #PUD14007 with the findings of fact cited in the staff report and two (2) conditions:

1. Lots 38A – 38F shall be required to adhere to the “glass ceiling” maximum building height as proposed by the applicant.
2. Homes constructed on Lots 38A – 38F shall adhere to the following size requirements:

LOT	Minimum Livable Area	Maximum Residential Floor Area (Excluding Garage)	Maximum Building Footprint (Including Garage)
Lot 38A	3,000 square feet	5,000 square feet	3,500 square feet
Lot 38B	3,000 square feet	4,000 square feet	3,000 square feet
Lot 38C	3,000 square feet	4,000 square feet	3,000 square feet
Lot 38D	3,000 square feet	5,000 square feet	3,500 square feet
Lot 38E	3,000 square feet	4,000 square feet	3,000 square feet
Lot 38F	3,000 square feet	3,500 square feet	3,000 square feet

Commissioner Struve seconded the motion. At vote, four in favor and one opposed (4-1) and the motion passed.

- VI. **PUBLIC HEARING: Case #MJR15001** – Major Development Plan & Design Review
 Property Location: Lot 10, Block 3 Wildridge Subdivision
 Property Address: 4010 Wildridge Road West
 Zoning: PUD
 Applicant: Jeff Manley, Martin Manley Architects
 Owner: Andrej & Mojca Gasperlin
 Description: New single-family-detached residence.

The following members of the public gave testimony during the public hearing: Marc Slatkoff

Action: Commissioner Minervini moved to approve Case #MJR15001 with one (1) condition and the findings of facts as cited in the staff report. The motion was seconded by Commissioner Struve and at vote, all were in favor (5-0) and the motion passed.

VII. Meeting Minutes Approval

- Meeting Minutes from January 20, 2015

Action: Commissioner Minervini moved to approve the minutes. The motion was seconded by Commissioner Struve and at vote, all were in favor (5-0) and the motion passed.

VIII. Other Business

- Town Manager Virginia Egger requested action on Roundabout #4, concerning adding “AVON” letters above current “TOWN CENTER” font
 - **Action:** Commissioner Struve moved to approve the request. The motion was seconded by Commissioner Hardy and at vote, four were in favor and one opposed (4-1) and the motion passed.
- Town Manager Virginia Egger requested consideration of changes to Planning and Zoning Commission membership regarding the number of members and expertise of Commissioners relative to work plan and other priorities. The PZC requested more time to consider the request and no action was taken on the request.
- Town Manager Virginia Egger updated the PZC on upcoming long range planning projects and tasks for the PZC.

IX. The meeting was adjourned at 8:00pm