



- I. **Call to Order** – The meeting was called to order at 5:02 pm.
- II. **Roll Call** - All other Commissioners were present.
- III. **Additions & Amendments to the Agenda**
There were no additions to the agenda.
- IV. **Conflicts of Interest**
Commissioner Golembiewski noted a financial stake from his employer for Item IX and recused himself from the Public Hearing.
- V. **Minor Development Application and Alternative Equivalent Compliance - 2137 Long Spur Unit A - PUBLIC HEARING**

File: MNR 17020 and AEC17003
Applicant: Amy Greer
Legal Description: Lot 39, Block 1 Wildridge
Summary: Proposed construction of a garage addition to the front of the house.
Comments: Amy Greer represented the project as the applicant. Buz Reynolds represented the project as the builder.

Action: Commissioner Golembiewski motioned to approve the AEC application with the following Findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §7.16.090(f), Design Review, and §7.16.120 Alternative Equivalent Compliance.
2. The AEC results in the best possible garage design for the site given the existing construction layout and location.
3. The AEC results in benefits to the community that is equivalent to or better than compliance with the subject garage and overhang standards.
4. The AEC poses no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Code.

Commissioner Glaner seconded the motion and the motion passed unanimously.

Action: Commissioner Golembiewski motioned to approve the Minor Development application with the following Findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, and §7.16.090(f), Design Review;
2. The design meets the development and design standards established in the Avon Development Code;
3. The design relates the development to the character of the surrounding community; and
4. The design reflects the long range goals and design criteria of the Avon Comprehensive Plan.

Commissioner Glaner seconded the motion and the motion carried unanimously.

VI. Special Review - Use 77 Metcalf Road #102 - PUBLIC HEARING

File: SRU10001

Applicant: Mountain Montessori

Legal Description: Lot 22, Block 1 Benchmark at Beaver Creek

Summary: Request to extend Special Review Use Permit for Montessori school use into perpetuity.

Comments: Chris Evans spoke as the property owner. Martha Teien spoke as the owner of Mountain Montessori.

Action: Commissioner Barnes motioned to approve the application for the Special Review Use with the following findings and conditions:

Findings:

1. The proposed application was reviewed according to §7.16.100 Special Review Use; and
2. The proposed application has demonstrated compatibility with other surrounding uses and this is not anticipated to change in the future.

Conditions:

1. The use shall not be enlarged without prior review and approval from the Planning and Zoning Commission;
2. All traffic, parking, and vehicle stacking related to the drop off and pick up activities of the school shall be entirely contained on the property;
3. Student enrollment is limited to 40 students;
4. The size of the school is limited to 2,361 square feet;
5. No special events shall occur on the property; and
6. If the use ceases operation for any reason for a period of one (1) year, the special review use permit shall be deemed expired.

Commissioner Nusbaum seconded the motion and it passed unanimously.

VII. Rezoning - 510 Nottingham Road Unit C - PUBLIC HEARING

File: REZ17001

Applicant: Elizabeth Gross

Legal Description: Lot 44, Block 1 Benchmark at Beaver Creek

Summary: Request to rezone for inclusion within the Short Term Overlay.

Comments: Elizabeth Gross spoke on behalf of the application. Kevin Hyatt spoke as the property owner. Jeff Lineback spoke as a property manager in a location allowing short term rentals.

Action: Commissioner Minervini made a motion to recommend denial of the Application to the Town Council, along with findings of fact. Commissioner Howell seconded the motion and after further discussion the motion was retracted.

Commissioner Howell made a motion to recommend denial of the Application to the Town Council, along with the following findings of fact:

1. The application was reviewed in accordance with §7.16.050, *Rezoning*, *Development Code*, and found not in compliance with the review criteria and Avon Comprehensive Plan.
2. The proposed Short Term Rental use is not compatible with surrounding uses on Nottingham Road and therefore in conflict with review criteria §7.16.050(c)(4).
3. Consideration of Short Term Rental use should be reviewed and discussed in the context of the entire Nottingham Road district residential district.
4. The Planning Commission is unable to determine if there are significant impacts upon surrounding uses.

Commissioner Minervini seconded the motion. The motion passed with a 6-1 vote with Commissioner Barnes opposing.

VIII. Minor Development Plan – Landscaping Modifications - PUBLIC HEARING

File: MNR17021
Legal Description: Lot 7 Western Sage Subdivision
Applicant: Buz Reynolds
Summary: Proposal to modify planted tree location, and retaining wall design (as constructed).
Action: Commissioner Barnes motioned to continue the meeting until August 1.
Commissioner Howell seconded the motion and it carried unanimously.

IX. Minor Development Plan - 998 W Beaver Creek Boulevard - PUBLIC HEARING

File: MNR17026
Applicant: Bill Nutkins
Legal Description: Lot 9-14 Block 3 Benchmark at Beaver Creek
Summary: Addition of accessory garages to the property.
Comments: Bill Nutkins spoke on behalf of the project. Jeff Lineback spoke as the HOA manager.
Action: Commissioner Barnes motioned to approve the Development Plan with the following findings and conditions:

Findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, and §7.16.090(f), Design Review.
2. The design meets the development and design standards established in the Avon Development Code.
3. The design relates the development to the character of the surrounding community.
4. The design reflects the long range goals and design criteria of the Avon Comprehensive Plan.

Conditions:

1. Prior to building plan issuance:
 - A. A landscaping plan showing replacement of “significant trees” at a ratio of two to one (2:1), shall be presented to staff for approval. Alternatively, an Alternative Equivalent Compliance application must be approved by PZC before a building permit will be issued.
 - B. Staff shall review and approve the site coverage calculation.
 - C. Staff shall review and approve the east side setback calculation.

Commissioner Minervini seconded the motion and the motion carried unanimously, with Commissioner Golembiewski absent.

X. Approval of Meeting Minutes

- June 20, 2017 Meeting Minutes

Action: Commissioner Barnes motioned to approve the meeting minutes with the modification that “Vice Chair” be capitalized. Commissioner Nusbaum seconded the motion and the motion carried unanimously (6-0 vote), with commissioner Golembiewski absent.

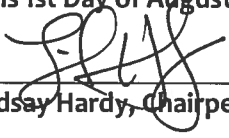
XI. Staff Approvals

- MNR17024 – Minor Development Plan for 2805 Shepherd Ridge.
Summary: Approval to add additional windows to the exterior of the house.
- MNR17028 – Minor Development Plan for 5730 Wildridge Road.
Summary: Approval to change house and modify exterior door to include a window.

XII. Adjourn

Approved this 1st Day of August, 2017

SIGNED:


Lindsay Hardy, Chairperson

8.1.17