



I. Call to Order

The meeting was called to order at 5:05 p.m.

II. Roll Call

All Commissioners were present.

III. Additions & Amendments to the Agenda

There were no amendments to the agenda.

IV. Conflicts of Interest

There were no conflicts divulged.

V. Special Review Use –331 Metcalf Road PUBLIC HEARING

File: SRU17001

Legal Description: Lot 16/17, Block 1 Benchmark at Beaver Creek

Applicant: Anastasia Kunkel

Summary: Proposal to allow a small used car dealership in the Avon Business Center.

Public Comments: Rick Geddes made comments and raised concern with parking.

Action: Commissioner Hardy moved to approve, citing the following findings and conditions:

FINDINGS:

- 1) The Application was reviewed in accordance with Sec. 7.16.100 *Special Review Use* and determined to be eligible for consideration with the applicable review criteria.
- 2) The proposed use has a negligible impact to adjacent or on-site uses.
- 3) The proposed use is compatible with adjacent uses in terms of scale, size and scope.

CONDITIONS:

- 1) The Applicant shall ensure the availability of at least one (1) customer parking space at all times.
- 2) Permit is valid for three (3) years, subject to re-review not later than December 1, 2018 with a report by Community Development.
- 3) Any expansion of the use that requires additional parking must be reviewed by PZC.

Commissioner Bonidy seconded the motion and all Commissioners were in favor and the motion was approved unanimously.

VI. Variance and Minor Development Review –20 Nottingham Road PUBLIC HEARING

File: VAR17001 and MNR17010

Legal Description: Lot 67, Block 1 Benchmark at Beaver Creek

Applicant: Dominic Mauriello

Summary: Proposal to reduce landscape area requirements below the required amount; and build an addition and a new deck on the land.

Public Comments: There were no public comments.

Action on VAR17001: Commissioner Clancy moved to approve the application with the following findings and conditions:

FINDINGS:

- 1) The application complies with the review criteria set forth in AMC Sections 7.16.110(c) and the required findings in Section 7.16.110(d) as described below;
- 2) The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district;
- 3) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and
- 4) That the variance is warranted because there are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone, including portions of the lot contained in the roadway, and easements connecting to an adjacent lot with a fully paved automobile environment.
- 5) Integral nature of Lot 4 in the overall site design mitigates lost landscape area on Lot 67.
- 6) The substantial increase in landscaping off-site adequately offsets the reduction in landscaping on Lot 67.
- 7) Lot 67 has limiting factors on three sides precluding it from meeting the landscape area requirements.

CONDITIONS:

- 1) All proposed landscaping on Town of Avon Right of Way or Lot 4 will be subject to a maintenance agreement, to be approved by staff; and
- 2) A Sign Program Amendment may be necessary due to the building and landscaping changes.

The motion was seconded by Commissioner Bonidy and all Commissioners were in favor of the motion and it passed unanimously.

Action on MNR17010: Commissioner Clancy moved to approve the application with the following findings:

FINDINGS:

- 1) The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §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.

The motion was seconded by Commissioner Bonidy and all Commissioners were in favor of the motion and it passed unanimously.

VII. Approval of Meeting Minutes

- April 4, 2017 Meeting Minutes

Action: Commissioner Bonidy moved to approve the April 4, 2017 meeting minutes. Commissioner Barnes seconded and all Commissioners were in favor of the motion and it passed unanimously.

VIII. Staff Updates

Town Owned Lands update

Direction on Comprehensive Plan Zone District reductions.

IX. Adjourn

The meeting was adjourned at 7:11 p.m.

Approved this 16th Day of May, 2017

SIGNED: _____
Chairperson