



- I. **Call to Order** – The meeting was called to order at 5:01 pm.
- II. **Roll Call** – All commissioners were present except for Commissioner Dammeyer.
- III. **Conflicts of Interest** – No conflicts of interest were disclosed.
- IV. **Additions & Amendments to the Agenda** – An update of the Village at Avon Apartment project was added to Staff Updates. Item VI and VII were switched in order due to public interest.

V. **Alternative Equivalent Compliance and Minor Development Plan – PUBLIC HEARING – 5024 Wildridge Road East**
 File: AEC19004 and MNR19004
 Applicant: Kirby and Sonny Koch
 Property: Lot 37 Block 4 Wildridge
 Summary: Application to allow a non-conforming privacy fence to be approved by PZC. The fence is already built and does not conform to height or built characteristics required.
 Action: Commissioner Nusbaum motioned to continue the public hearing to August 6, 2019 pending a revised fence that complies with split rail characteristics and to investigate additional landscape improvements that accomplish the applicant’s objectives. Commissioner Golembiewski seconded the motion and it carried unanimously 6-0.

VI. **Code Text Amendment – PUBLIC HEARING**
 File: CTA19002
 Applicant: Town of Avon
 Properties: Light Industrial and Commercial Employment (IC) District
 Lots 10 – 39 Block 1 Benchmark at Beaver Creek; and Tract Y Filing 3 Mountain Star Subdivision
 80-451 Metcalf Road; and 710-850 Nottingham Road
 Summary: Code Modification allow for residential development at 10 units per acre in the IC district under the Special Review Use process.
 Action: Commissioner Barnes motioned to deny the application with the following findings:

1. The application is complete;
2. The application provides sufficient information to allow the reviewing authority to determine that the application does not comply with the relevant review criteria;
3. The text amendments were reviewed with the criteria listed in Avon Municipal Code Section 7.16.040(c), Review Criteria, and are found to be out of compliance;
4. The amendment does not promote the goals and policies of the Avon Comprehensive Plan;
5. A Rezoning to residential zone districts is the appropriate mechanism to implement housing projects in the IC zone district;
6. The change is not necessary or desirable to respond to changed conditions;
7. All residential development in the IC zone district through an SRU process is an inappropriate process and weakening of zoning regulation processes;
8. No evidence exists of properties to develop as all residential in the IC zone district outside of a select property, and thus does not justify the proposed code text amendment; and

9. Alternative methods exist such as overlay district or public private partnerships which are more appropriate to achieve community housing.
Commissioner Howell seconded the motion and it carried unanimously 6-0.

VII. Work Session - Nottingham Park Master Planning

Summary: PZC is instructed to review the Nottingham Park Plans and discuss direction for staff going forward.
Action: After deliberation on the plans in general, PZC accepted public comment on the item.

VIII. Consent Agenda

A – PZC Meeting Minutes – July 2, 2019

Action: Commissioner Barnes motioned to approve the consent agenda. Commissioner Smith seconded the motion and it carried unanimously 6-0.

IX. Staff Updates

Action: Staff and Commissioner Hardy updated the PZC regarding the progress of the Village at Avon apartment buildings.

- X. Adjourn** - The meeting was adjourned at 8:20 pm.

Approved this 6th Day of August 2019

SIGNED: _____
Chairperson

