



- I. **Call to Order** – The meeting was called to order at 5:00 pm.
- II. **Roll Call** – All Commissioners were present except for Commissioner Golembiewski.
- III. **Conflicts of Interest** – No conflicts of interest were disclosed.
- IV. **Additions & Amendments to the Agenda** – There were no additions or amendment to the agenda.
- V. **Alternative Equivalent Compliance and Minor Development Plan – CONTINUED PUBLIC HEARING – 5024 Wildridge Road East Unit B**
 - File: AEC19004 and MNR19012
 - Applicant: Kirby and Sonny Koch
 - Property: Lot 37B Block 4 Wildridge Subdivision
 - 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 Dammeyer motioned to deny the AEC application with the following findings:
 - 1. The proposed application was reviewed pursuant to §7.16.120, Alternative Equivalent Compliance;
 - 2. The proposed alternative does not achieve the intent of §7.28.080 Fences to the same or better degree than the subject standard;
 - 3. The proposed alternative does not achieve the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
 - 4. The proposed alternative does not result in benefits to the community that are equivalent to or better than compliance with the subject standard; and
 - 6. The proposed alternative imposes greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Code.

Commissioner Barnes seconded the motion and it carried unanimously 6-0.

Action: Commissioner Dammeyer motioned to approve the MNR application with the following findings:

- Findings:
- 1. The application is complete;
 - 2. The modifications qualify as a Minor Development Plan pursuant to §7.16.080 of the Development Code.
 - 3. The application and information presented at the hearing provides sufficient information to determine that the application complies with the relevant review criteria;
 - 4. The application and information presented at the hearing is in compliance with the goals and policies of the Avon Comprehensive Plan;
 - 5. There is no extra demand for public services or infrastructure exceeding current capacity by the application;

6. The design of the fence does not relate the development to the character of the surrounding community; and
7. The propose design is characterized by a screen wall and not a fence.

Commissioner Howell seconded the motion and it carried 5-1 with commissioner Nusbaum voting in opposition.

VI. Special Review Use – PUBLIC HEARING – 281 Metcalf Road unit 107

File: SRU19001
 Applicant: Vladimir Goregliad
 Property: Lot 18/19 Block 1 Benchmark at Beaver Creek Subdivision
 Summary: Special Review Use to continue the Motion Rent A Car Business on the property.
 Action: Commissioner Howell motioned to approve the item with the following findings and conditions:

Findings:

1. The modifications qualify as a Special Review Use pursuant to §7.16.1000 of the Development Code;
2. The application is complete;
3. The application provides sufficient information to allow PZC to determine that the application complies with the relevant review criteria;
4. The application complies with the goals and policies of the Avon Comprehensive Plan;
5. There is no extra demand for public services or infrastructure exceeding current capacity by the Application;
6. The proposed use has a negligible impact to adjacent or on-site uses; and
7. The proposed use is compatible with adjacent uses in terms of scale, size and scope.

Conditions:

1. The Special Review Use permit is granted to Motion Autohaus, LLC under ownership of Vladimir Goregliad. Any change in ownership requires reapplication of the Special Review Use; and
2. The Special Review Use expires on August 6, 2029.

Commissioner Smith seconded the motion and it carried unanimously 6-0.

VII. Rezone – PUBLIC HEARING – 420 West Beaver Creek Boulevard

File: REZ19001
 Applicant: Town of Avon
 Property: Lot 16 Block 2 Benchmark at Beaver Creek Subdivision
 Summary: Proposal to change the zoning from Residential – High Density to Park.
 Action: Commissioner Barnes motioned to continue the item to the August 20, 2019 PZC meeting, with the direction that staff provide a more thorough analysis of the uses allowed in Park vs. Public Facility zoning, research the purchase of the property to determine intended use, and how the Future Land Use Map planning discussion determined this parcel to be P. Commissioner Nusbaum seconded the motion and it carried unanimously 6-0.

VIII. Consent Agenda

A – PZC Meeting Minutes – July 16, 2019
 B – PZC Decision – Code Text Amendment CTA19002

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

IX. Adjourn – The meeting was adjourned at 6:50 pm.

Approved this 20th Day of August 2019

SIGNED: _____
Chairperson

