

# PLANNING AND ZONING COMMISSION MEETING MINUTES

TUESDAY, MAY 19, 2020

VIRTUAL MEETING

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## 1. CALL TO ORDER AND ROLL CALL

Chairperson Lindsay Hardy called the regular meeting to order at 5:03 p.m. A roll call was taken, and Planning Commission members present were Rebecca Smith, Jared Barnes, Steve Nusbaum, Sara Lanious and Donna Lang. Also present were Town Planner David McWilliams, Planning Director Matt Pielsticker, and Town Manager Eric Heil.

## 2. SWEARING IN OF NEW COMMISSIONERS (TOWN CLERK BRENDA TORRES)

Sara Lanious and Donna Lang were sworn in as new Commissioners.

## 3. APPROVAL OF AGENDA

Commissioner Hardy motioned to approve a modified agenda as outlined below. Commissioner Smith seconded the motion and it carried unanimously 6-0.

## 4. DISCLOSURE OF ANY CONFLICTS OF INTEREST RELATED TO AGENDA ITEMS

Commissioners Hardy and Smith noted a conflict with item 7. Commissioner Barnes motioned to approve the conflict. Commissioner Nusbaum seconded the motion and it carried unanimously 4-0.

## 5. BUSINESS ITEMS

### 5.1. MNR20015 & AEC20005 MINOR DESIGN PLAN AND ALTERNATIVE EQUIVALENT COMPLIANCE FOR A FENCE PROJECT ON LOT 9 WILDRIDGE ACRES - 2825 KED SPUR (KELLY AND TIM DRESCHER & TOWN PLANNER DAVID MCWILLIAMS) CONTINUED PUBLIC HEARING FROM MAY 5

Public Comment: None

Action: Commissioner Nusbaum motioned to table the item. Commissioner Barnes seconded the motion and it carried unanimously 6-0.

### 5.2. MNR20010 & AEC20003 MINOR DESIGN PLAN AND ALTERNATIVE EQUIVALENT COMPLIANCE FOR A FENCE PROJECT ON LOT 86 W BLOCK 4 WILDRIDGE SUBDIVISION - 5749 WILDRIDGE ROAD EAST UNIT W (DANA MACIK & TOWN PLANNER DAVID MCWILLIAMS) PUBLIC HEARING

Public Comment: None

Action: Commissioner Barnes motioned to approve AEC20003 with the following findings:

1. The proposed application was reviewed pursuant to §7.16.120, Alternative Equivalent Compliance;
2. The proposed alternative achieves the intent of the subject design or development standard to the same or better degree than the subject standard;
3. The proposed alternative achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
4. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;
5. The proposed alternative does not impose greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Code; and
6. The size, location, and fence type all align with the Code, making the addition of mesh screening less impactful.

Commissioner Lang seconded the motion and it carried 4-2, with Commissioners Nusbaum and Hardy voting in opposition.

Action: Commissioner Barnes motioned to approve MNR20010 with the following findings and condition:

**FINDINGS:**

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §7.16.090(f), Design Review. The design meets the development and design standards established in the Avon Development Code;
2. The application is complete;
3. The application provides sufficient information to allow the 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 are no additional demands for public services or infrastructure by the application; and
6. The design relates the development to the character of the surrounding community.

**CONDITION:**

1. At no point shall the fence be more than four (4) feet in height as measured from the ground directly below it.

Commissioner Lang seconded the motion and it carried 4-2, with Commissioners Nusbaum and Hardy voting in opposition.

**5.3. MNR20019** MINOR DESIGN PLAN FOR PORTALET SCREENING ON TRACT G BLOCK 2 BENCHMARK AT BEAVER CREEK NOTTINGHAM PARK (TOWN PLANNER DAVID MCWILLIAMS) **PUBLIC HEARING**

Public Comment: None

Action: Commissioner Nusbaum motioned to continue the item to June 2 pending additional information. Commissioner Barnes seconded the motion and it carried unanimously 6-0.

**5.4. CONSENT AGENDA**

APPROVAL OF MAY 5, 2020 MEETING MINUTES

Action: Commissioner Barnes motioned to approve the Consent Agenda. Commissioner Nusbaum seconded the motion and it carried unanimously 4-0, with Commissioners Lang and Lanious abstaining.

**6. STAFF UPDATES**

Staff mentioned various planning related activities, the continued opening for a Commissioner, and the election of a PZC Chair and Vice-Chair.

**7. BUSINESS ITEMS CONTINUED**

**MNR20018** MINOR DESIGN PLAN FOR IMPROVEMENTS ON TRACT G BLOCK 2 BENCHMARK AT BEAVER CREEK – WEST NOTTINGHAM PARK (TOWN PLANNER DAVID MCWILLIAMS & PEDRO CAMPOS) **PUBLIC HEARING**

Public Comment: None

Action: Commissioner Nusbaum motioned to approve the item with the following findings and conditions:

**FINDINGS:**

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §7.16.090(f), Design Review. The design meets the development and design standards established in the Avon Development Code;
2. The application is complete;
2. The application provides sufficient information to allow the PZC to determine that the application complies with the relevant review criteria;
3. The application complies with the goals and policies of the Avon Comprehensive Plan;
4. There are no additional demands for public services or infrastructure by the application; and
5. The design relates the development to the character of the surrounding community and the rest of Nottingham Park.

CONDITIONS:

1. The applicant shall study options moving the picnic benches to allow six (6) feet of distance between them;  
and
2. Staff shall study the area to the north of the field for a dog area.

Commissioner Barnes seconded the motion and it carried unanimously 4-0.

**8. ADJOURN**

There being no further business before the Commission, Commissioner Barnes adjourned the meeting. The time was 7:35 p.m.

These meeting minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate records of the meeting are the audio of the meeting, which is housed in the Town Clerk's office.

**RESPECTFULLY SUBMITTED:**

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David McWilliams, Town Planner

APPROVED:

Lindsay Hardy, Chairperson \_\_\_\_\_