

**AVON PLANNING AND ZONING COMMISSION MEETING  
MINUTES FOR TUESDAY, DECEMBER 7, 2021**



1. **CALL TO ORDER AND ROLL CALL**  
THE MEETING WAS CALLED TO ORDER AT 5:02 BY CHAIRPERSON BARNES. A ROLLCALL WAS TAKEN, AND PLANNING COMMISSIONERS PRESENT WERE STEVE NUSBAUM, JARED BARNES, DONNA LANG, AND ANTHONY SEKINGER. ALSO PRESENT WAS MATT PIELSTICKER, PLANNING DIRECTOR.
2. **APPROVAL OF AGENDA**  
COMMISSIONER NUSBAUM MOTIONED TO APPROVED THE AGENDA. THE MOTION PASSED UNANIMOUSLY.
3. **DISCLOSURE OF ANY CONFLICTS OF INTEREST RELATED TO AGENDA ITEMS**  
NO CONFLICTS OF INTEREST WERE NOTED.
4. **BUSINESS ITEMS**
  - 4.1. **McGRADY ACRES ENCLAVE / MAJOR DEVELOPMENT PLAN / 86 & 95 Post BOULEVARD - PUBLIC HEARING** – DEVELOPMENT REVIEW OF TWENTY-FOUR (24) UNIT TOWNHOME DEVELOPMENT WITH PRIVATE INTERNAL ACCESS ROADS (PLANNING DIRECTOR MATT PIELSTICKER).  
**PUBLIC COMMENTS:** BUZ DIDIER AND KEDAR GURJAR COMMENTED ON THE APPLICATION.  
**ACTION:** COMMISSIONER NUSBAUM MOTIONED TO CONTINUE THE FILE TO THE DECEMBER 21, 2021 REGULAR MEETING; SECONDED BY COMMISSIONER LANG. THE MOTION PASSED UNANIMOUSLY WITH 4-0 VOTE.
  - 4.2. **McGRADY ACRES ENCLAVE / PRELIMINARY SUBDIVISION (MAJOR) / 86 & 95 Post BOULEVARD– PUBLIC HEARING** –PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION TO TOWN COUNCIL (PLANNING DIRECTOR MATT PIELSTICKER).  
**PUBLIC COMMENTS:** KEDAR GURJAR COMMENTED ON THE APPLICATION.  
**ACTION:** COMMISSIONER SEKINGER MOTIONED TO CONTINUE THE FILE TO THE DECEMBER 21, 2021 REGULAR MEETING; SECONDED BY COMMISSIONER NUSBAUM. THE MOTION PASSED UNANIMOUSLY WITH 4-0 VOTE.
  - 4.3. **2022 REGULAR MEETING SCHEDULE - REVIEW AND APPROVE 2022 MEETING SCHEDULE** (PLANNING DIRECTOR MATT PIELSTICKER)  
**ACTION:** COMMISSIONER BARNES MOTIONED TO APPROVE THE 2022 MEETING SCHEDULE; SECONDED BY COMMISSIONER NUSBAUM. ALL COMMISSIONERS WERE IN FAVOR THE MOTION PASSED UNANIMOUSLY WITH 4-0 VOTE.
5. **CONSENT AGENDA**
  - 5.1. APPROVAL OF MINUTES FROM OCTOBER 5, 2021 PZC MEETING
  - 5.2. APPROVAL OF RECORD OF DECISION FOR 2841 DRAW SPUR, UNIT 3 FENCE / MNR21034 & AEC21007
  - 5.3. APPROVAL OF RECORD OF DECISION FOR COMMUNITY HOUSING PLAN AMENDMENTS / CPA21001

ACTION: COMMISSIONER BARNES MOTIONED FOR A CONTINUANCE OF THE CONSENT AGENDA DUE TO A LACK OF QUORUM FOR RELATED MATTERS; SECONDED BY COMMISSIONER SEKINGER. ALL COMMISSIONERS WERE IN FAVOR THE MOTION PASSED UNANIMOUSLY WITH 4-0 VOTE.

**6. STAFF UPDATES**

- VILLAGE AT AVON DUAL BRAND HOTEL UPDATES
- PLANNER POSITIONS WITH TOWN

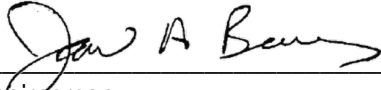
**7. ADJOURN**

THE MEETING WAS ADJOURNED AT APPROXIMATELY 7:12PM.

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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.

**APPROVED:**

  
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Chairperson