

**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**TUESDAY, MARCH 2, 2021**  
**VIRTUAL MEETING ONLY**

---



**1. CALL TO ORDER AND ROLL CALL**

Chairperson Jared Barnes called the meeting to order at 5:04 p.m. A roll call was taken, and Planning Commission members present were Sara Lanious, Marty Golembiewski, Anthony Sekinger, Trevor MacAllister, and Steve Nusbaum. Also present were Town Planner David McWilliams, Planning Director Matt Pielsticker, and Town Attorney Paul Wisor.

**2. APPROVAL OF AGENDA**

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

**3. DISCLOSURE OF ANY CONFLICTS OF INTEREST OR EX-PARTE COMMUNICATION RELATED TO AGENDA ITEMS**

Action: No conflicts or communication were disclosed.

**4. BUSINESS ITEMS**

**4.1. 1990 AND 1910 HURD LANE – LOT5A AND 5B NOTTINGHAM STATION SUBDIVISION – PUBLIC HEARING – PUD AMENDMENT TO ALLOW SHORT-TERM RENTALS ON THE PROPERTY (TOWN PLANNER DAVID McWILLIAMS AND TAMRA NOTTINGHAM)**

Public Comment: None.

Action: Commissioner Lanious motioned to approve Case #PUD21002 with the following findings:

1. The Application meets the eligibility requirements for a Minor PUD Amendment by not increasing density, increasing the amount of nonresidential land use, or significantly altering any approved building scale or mass of development;
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, ADC §7.16.060(e)(4);
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 PUD Amendment does not substantively change the character of the development and maintains the intent and integrity of the Nottingham Station PUD; and
7. Compared to the underlying zoning, the Minor PUD Amendment is not likely to result in significant adverse impacts upon the natural environment.

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

---

**5. WORK SESSION**

**5.1. COMMUNITY HOUSING PLAN - WORK SESSION – STAFF IS IN THE MIDST OF TOWN COUNCIL-LED UPDATE TO THE HOUSING PLAN AND SEEKS DIRECTION ON THE LANGUAGE (COMMUNITY DEVELOPMENT DIRECTOR MATT PIELSTICKER).**

Action: PZC mentioned some metrics it wished to see in the Comprehensive Plan Amendment report.

**6. CONSENT AGENDA**

**6.1. MEETING MINUTES**

**6.1.1. FEBRUARY 2, 2021**

**6.1.2. FEBRUARY 16, 2021**

**6.2. RECORD OF DECISION**

**6.2.1. 5380 EAGLEBEND DRIVE – #MJR20005 – MAJOR DEVELOPMENT PLAN**

**6.2.2. 5150 LONGSUN LANE - #PUD21001 – PUD AMENDMENT**

Action: Commissioner Nusbaum motioned to approve the February 16 meeting minutes, and move remaining consent agenda items to the next meeting due to lack of quorum for PZC members attending the February 2 meeting. Commissioner Sekinger seconded the motion and it carried unanimously 6-0.

**7. STAFF UPDATES**

Action: Staff presented various updates, including Art In Avon.

**8. ADJOURN**

There being no further business before the Commission adjourned the meeting at 6:14 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:**

---

David McWilliams, Town Planner

**APPROVED:**



---

Chairperson