

3:30 PM: 42 RIVERFRONT LANE.

SITE TOUR: CONCERNING ITEM 4.1 -MAJOR DEVELOPMENT PLAN.

SUMMARY: 30 MINUTE TOUR.

PLANNING AND ZONING COMMISSION MEETING MINUTES

TUESDAY, APRIL 6, 2021

VIRTUAL MEETING ONLY



1. CALL TO ORDER AND ROLL CALL

Chairperson Jared Barned called the meeting to order at 5:02 p.m. A roll call was taken, and Planning Commission members present were Steve Nusbaum, Sara Lanious, Marty Golembiewski, Anthony Sekinger, Donna Lang, and Trevor MacAllister. Also present were Town Planner David McWilliams, Planning Director Matt Pielsticker, and Town Attorney Paul Wisor.

2. APPROVAL OF AGENDA

Action: Commissioner Lang motioned to approve the agenda. Commissioner Golembiewski seconded the motion and it carried unanimously 7-0.

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. 42 RIVERFRONT LANE – LOT 1 RIVERFRONT SUBDIVISION - **PUBLIC HEARING** – MAJOR DEVELOPMENT PLAN FOR A 40 UNIT CONDOMINIUM BUILDING ABOVE A PARKING GARAGE. THIS IS PHASE II FOR THE PROPERTY (TOWN PLANNER DAVID MCWILLIAMS AND JIM TELLING).

Public Comment: None.

Action: Commissioner Golembiewski motioned to approve Case #MJR21004 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 and the PUD Design Standards;
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; and
5. The design relates the development to the character of the surrounding community.

Conditions:

1. A satisfactory irrigation plan that achieves silver or better LEED standards, and demonstrates square footage coverage and hydrozones shall be presented to staff before a building permit will be issued;
2. A stormwater quality plan that accounts for Phase I development will be approved by Staff before issuing a building permit;
3. Snow arresting measures for roofs that shed onto pedestrian areas will be presented for Building Official review; and
4. A new design for short-term parking on Riverfront will be implemented before any closure of the current short-term parking area related to building on Lot 1.

Commissioner MacAllister seconded the motion and it carried unanimously 7-0.

5. CONSENT AGENDA

5.1. MEETING MINUTES

5.1.1. MARCH 16, 2021

5.2. RECORDS OF DECISION

5.2.1. 2171 LONG SPUR – #MJR21001 – MAJOR DEVELOPMENT PLAN

5.2.2. 42 RIVERFRONT LANE - MJR20006 – MAJOR DEVELOPMENT PLAN

5.2.3. 120 METCALF ROAD – #SGN21001 – MAJOR SIGN PROGRAM

5.2.4. 5150 LONGSUN LANE UNIT A - #MJR21002 AND #AEC21001 – MAJOR DEVELOPMENT PLAN AND ALTERNATIVE EQUIVALENT COMPLIANCE

5.2.5. 5150 LONGSUN LANE UNIT B - #MJR21003 AND #AEC21002 - MAJOR DEVELOPMENT PLAN AND ALTERNATIVE EQUIVALENT COMPLIANCE

Action: Commissioner Nusbaum motioned to approve the Consent Agenda. Commissioner Lanious seconded the motion and it carried unanimously 6-0, with Commissioner Barnes abstaining.

6. STAFF UPDATES

Action: Matt Pielsticker updated PZC on reapplying to the board.

7. ADJOURN

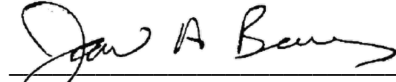
There being no further business before the Commission adjourned the meeting at 6:36 p.m.

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