

PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, MAY 18, 2021



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 Steve Nusbaum, Marty Golembiewski, and Anthony Sekinger. 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 amended agenda. Commissioner Sekinger seconded the motion and it carried unanimously 4-0.

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

Jared Barnes, Steve Nusbaum, Anthony Sekinger and Marty Golembiewski were re-sworn in as Commissioners.

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

Action: No conflicts or communication were disclosed.

5. BUSINESS ITEMS

5.1. 5151A LONGSUN LANE – LOT 48A BLOCK 4 WILDRIDGE SUBDIVISION - PUBLIC HEARING – MINOR DEVELOPMENT PLAN AND ALTERNATIVE EQUIVALENT COMPLIANCE FOR A SPLIT RAIL FENCE WITH MESH THAT DOES NOT COMPLY WITH AVON DEVELOPMENT CODE STANDARDS (TOWN PLANNER DAVID MCWILLIAMS AND ALEXESS REA SMITH).

Commissioners Sara Lanious and Trevor MacAllister joined the meeting and divulged no conflicts or communication.

Public Comment: None.

Action: Commissioner Nusbaum motioned to approve AEC21003 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; and
5. The proposed alternative does not impose greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Code;
6. Sufficient space is given to ensure no property line delineation; and
7. The 45-degree edging on the west corner creates a more desired aesthetic.

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

Action: Commissioner Nusbaum motioned to approve MNR21013 with the following 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. The demand for public services or infrastructure exceeding current capacity is mitigated by the application; and
6. The design relates the development to the character of the surrounding community.

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

5.2. 42 RIVERFRONT LANE – PUBLIC HEARING – REQUEST FOR MODIFIED SHORT-TERM PARKING AND SHUTTLE STAGING AREA ALONG RIVERFRONT LANE. (TOWN PLANNER DAVID McWILLIAMS AND JIM TELLING).

Public Comment: None.

Action: Commissioner Nusbaum motioned to approve MNR21019 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. An additional pillar light will be studied for addition on the east side of the loading dock, and approved by staff;
2. The west shuttle area will be redesigned to the south side of Riverfront Lane, utilizing existing hardscape area and brought to PZC on June 1, 2021; and
3. The crossing of the loading dock driveway be striped to delineate pedestrian crossing and approved by staff.

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

5.3. THROUGHOUT TOWN – PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENT FOR UPDATE TO THE 2018 AVON COMMUNITY HOUSING PLAN. STAFF REQUESTS THIS ITEM BE CONTINUED TO JUNE 1 (COMMUNITY DEVELOPMENT DIRECTOR MATT PIELSTICKER).

Public Comment: None.

Action: Commissioner Golembiewski motioned to continue the item to the June 1, 2021 meeting. Commissioner Sekinger seconded the motion and it carried unanimously 6-0.

5.4. THROUGHOUT TOWN – WORK SESSION – CODE TEXT AMENDMENT FOR VARIOUS CHANGES TO AVON DEVELOPMENT CODE (TOWN PLANNER DAVID McWILLIAMS).

Action: Commissioners commented on various proposed changes.

6. CONSENT AGENDA

6.1. MEETING MINUTES - APRIL 20, 2021

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

7. STAFF UPDATES

Action: Staff mentioned an updated meeting schedule, including the June 1 meeting will be online and the June 15 meeting will be in person. There will be a June 29 PZC meeting and cancelation of the July 6 PZC meeting.

8. ADJOURN

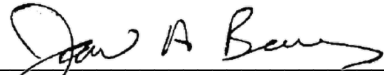
The meeting was adjourned at 7:45 pm.

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