

AVON PLANNING & ZONING COMMISSION

MEETING MINUTES

TUESDAY, FEBRUARY 1, 2022

100 MIKAELA WAY – AVON TOWN HALL - TOWN COUNCIL CHAMBERS



1. CALL TO ORDER AND ROLL CALL

ACTION: THE MEETING WAS CALLED TO ORDER AT 5:07PM BY CHAIRPERSON BARNES.

A ROLL CALL WAS TAKEN, AND ALL COMMISSIONERS WERE PRESENT EXCEPT FOR COMMISSIONER NUSBAUM. ALSO PRESENT WERE TOWN MANAGER ERIC HEIL, INTERIM TOWN ATTORNEY KARL HANLON, AND PLANNING DIRECTOR MATT PIELSTICKER.

2. APPROVAL OF AGENDA

ACTION: THERE WERE NO CHANGES PROPOSED TO THE AGENDA. COMMISSIONER GOLEMBIEWSKI MOTIONED TO APPROVE THE AGENDA AS DRAFTED. THE MOTION WAS SECONDED BY COMMISSIONER LAND, AND ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY WITH A 6-0 VOTE.

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

COMMISSIONER MACALLISTER DISCLOSED A CONFLICT WITH ITEM 5, AS HIS TEAM SUBMITTED A LETTER OF INTENT TO CONSTRUCT THE PROJECT.

ACTION: COMMISSIONER BARNES MOTIONED TO ACCEPT THE TWO CONFLICTS OF INTEREST. THE MOTION WAS SECONDED BY COMMISSIONER GOLEMBIEWSKI, AND ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

4. 3770 EAGLEBEND DR / MAJOR DEVELOPMENT PLAN - **PUBLIC HEARING** – EXTERIOR MODIFICATIONS INCLUDING CARPORT AND ADDITIONAL LIVING SPACE. (PLANNING DIRECTOR MATT PIELSTICKER AND ARCHITECT ERIC JOHNSON).

PUBLIC COMMENTS: NONE

ACTION: COMMISSIONER SEKINGER MADE A MOTION TO APPROVE THE APPLICATION WITH THE FOLLOWING FINDINGS:

1. THE PROPOSED APPLICATION WAS REVIEWED PURSUANT TO §7.16.080, DEVELOPMENT PLAN, AND THE DESIGN MEETS THE DEVELOPMENT 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 ALL COMMISSIONERS WERE IN AGREEMENT. THE MOTION PASSED UNANIMOUSLY WITH A 6-0 VOTE.

5. **1782 SWIFT GULCH RD / ALTERNATIVE EQUIVALENT COMPLIANCE – PUBLIC HEARING – VARIATIONS TO PUD DESIGN REQUIREMENTS FOR DUAL-BRAND HOTEL PROJECT: ROOFING AND SIDING (PLANNING DIRECTOR MATT PIELSTICKER AND ARCHITECT JON HANES)**
PUBLIC COMMENTS: NONE

ACTION: COMMISSIONER SEKINGER MADE A MOTION TO APPROVE THE APPLICATION WITH THE FOLLOWING FINDINGS:

1. THE APPLICATION WAS REVIEWED PURSUANT §7.16.120 ALTERNATIVE EQUIVALENT COMPLIANCE, AND THE APPLICATION IS COMPLETE WITH SUFFICIENT INFORMATION TO ALLOW PZC TO DETERMINE THAT IT COMPLIES WITH THE RELEVANT REVIEW CRITERIA;
2. THE ALTERNATIVE BUILDING MATERIALS ACHIEVE THE INTENT OF THE DESIGN STANDARDS TO THE SAME OR BETTER DEGREE THAN THE SUBJECT STANDARDS BECAUSE:
 - a) ASPHALT SHINGLES ARE HIGH QUALITY, DURABLE MATERIALS THAT COMPLIMENT LOWER METAL ROOFING, WHILE PROVIDING ARCHITECTURAL DETAILING AT HIGHER REACHES OF THE BUILDING, AND
 - b) THE PROPOSED CEMENTITIOUS SIDING DOES NOT INCLUDE ASBESTOS AND MEETS THE LRV STANDARDS IN THE PUD GUIDE;
3. THE ALTERNATIVE EQUIVALENT COMPLIANCE ACHIEVES THE GOALS AND POLICIES OF THE AVON COMPREHENSIVE PLAN, INCLUDING BUT NOT LIMITED TO GOAL C.1 AND POLICY C.1.3; AND
4. THE APPLICATION RESULTS IN BENEFITS TO THE COMMUNITY THAT ARE EQUIVALENT TO COMPLIANCE WITH THE SUPPLEMENTAL HOTEL DESIGN STANDARDS.

COMMISSIONER GOLEMBIEWSKI SECONDED THE MOTION AND ALL COMMISSIONERS WERE IN AGREEMENT. THE MOTION PASSED UNANIMOUSLY WITH A 4-0 VOTE. COMMISSIONERS LANIOUS AND MACALLISTER DID NOT PARTICIPATE.

6. **CONSENT AGENDA**

6.1. APPROVAL OF MINUTES FROM JANUARY 18, 2022 PZC MEETING

6.2. RECORD OF DECISION AND FINDINGS OF FACT FOR VAR21001, VARIANCE AT 3770 EAGLEBEND DRIVE

ACTION: COMMISSIONER LANIOUS MADE A MOTION TO APPROVE THE CONSENT AGENDA, AS DRAFTED. COMMISSIONER MACALLISTER SECONDED AND ALL COMMISSIONERS WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY WITH A 5-0 VOTE. COMMISSIONER GOLEMBIEWSKI HAD LEFT THE MEETING PRIOR TO ITEM 6. CONSENT AGENDA.

7. **STAFF UPDATES**

8. **ADJOURN**

THE MEETING WAS ADJOURNED AT 6:14PM.

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 RECORDING OF THE MEETING, WHICH CAN BE OBTAINED FROM THE TOWN CLERK'S OFFICE BY SUBMITTING A PUBLIC INFORMATION REQUEST.

APPROVED:

CHAIRPERSON
