

**AVON PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY, MARCH 15, 2022**



1. CALL TO ORDER AND ROLL CALL

THE MEETING WAS CALLED TO ORDER AT 5:04PM. A ROLLCALL WAS TAKEN, AND ALL COMMISSIONERS WERE PRESENT EXCEPT FOR COMMISSIONER LANIOUS AND COMMISSIONER LANG. ALSO PRESENT WERE TOWN MANAGER ERIC HEIL, PLANNING DIRECTOR MATT PIELSTICKER, SENIOR PLANNER JENA SKINNER, PLANNER 1+ MAX MORGAN, AND CULTURAL ARTS AND SPECIAL EVENTS MANAGER DANITA DEMPSEY.

2. APPROVAL OF AGENDA

ACTION: THERE WERE NO CHANGES PROPOSED TO THE AGENDA. COMMISSIONER SEKINGER MOTIONED TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION WAS SECONDED BY COMMISSIONER GOLEMBIEWSKI, AND ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY WITH A 5-0 VOTE.

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

THERE WERE NO CONFLICTS OR EX PARTE COMMUNICATION.

4. 2458 DRAW SPUR / ALTERNATIVE EQUIVALENT COMPLIANCE AND MINOR DEVELOPMENT PLAN - PUBLIC HEARING – SPLIT RAIL FENCE ON A FOURPLEX TOWNHOME IN WILDRIDGE (PLANNING DIRECTOR MATT PIELSTICKER JENNIFER TUCKER).

PUBLIC COMMENTS: NONE.

1ST ACTION: COMMISSIONER SEKINGER MADE A MOTION TO APPROVE THE AEC APPLICATION 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;
5. THE PROPOSED WIRE MESH DOES NOT IMPOSE GREATER IMPACTS ON ADJACENT PROPERTIES THAN WOULD OCCUR THROUGH COMPLIANCE WITH THE SPECIFIC REQUIREMENTS OF THE CODE;
6. THE FENCED EXCEEDS THE ALLOWABLE FENCED AREA, BUT IT IS LOCATED IN A HEAVILY LANDSCAPED AREA THAT IS NOT VISUALLY IMPACTFUL TO THE NEIGHBORHOOD.

COMMISSIONER GOLEMBIEWSKI SECONDED THE MOTION AND MOTION PASSED WITH A 4-1 VOTE WITH COMMISSIONER BARNES IN OPPOSITION.

2ND ACTION: COMMISSIONER MACALLISTER MADE A MOTION TO APPROVE THE MINOR DEVELOPMENT PLAN APPLICATION WITH THE FOLLOWING FINDINGS:

1. THE PROPOSED APPLICATION WAS REVIEWED PURSUANT TO §7.16.080(F), DEVELOPMENT PLAN;
2. THE DESIGN MEETS THE DEVELOPMENT AND DESIGN STANDARDS ESTABLISHED IN THE AVON DEVELOPMENT CODE, WITH ALTERNATIVE DESIGN APPROVED BY AEC APPLICATION;

3. THE APPLICATION IS COMPLETE;
4. THE APPLICATION PROVIDES SUFFICIENT INFORMATION TO ALLOW THE PZC TO DETERMINE THAT THE APPLICATION COMPLIES WITH THE RELEVANT REVIEW CRITERIA;
5. THE APPLICATION COMPLIES WITH THE GOALS AND POLICIES OF THE AVON COMPREHENSIVE PLAN;
6. THE DEMAND FOR PUBLIC SERVICES IS UNAFFECTED; AND
7. THE DESIGN OF THE FENCE RELATES TO THE CHARACTER OF THE SURROUNDING COMMUNITY AND OTHER SIMILAR IMPROVEMENTS ON DRAW SPUR ROAD.
8. THE PROPERTY IS MULTIFAMILY AND THE OTHER OWNERS HAVE APPROVED THE FENCE DESIGN, AS REQUIRED BY §7.28.080(B)(1)(V).

COMMISSIONER SEKINGER SECONDED THE MOTION AND MOTION PASSED WITH A 4-1 VOTE; COMMISSIONER BARNES IN OPPOSITION.

5. **240 CHAPEL PLACE / VARIANCE AND SIGN PLAN – PUBLIC HEARING** – REQUEST FOR LARGER STOREFRONT SIGN THAT SIGN CODE PERMITS, AND DESIGN REVIEW OF SAME SIGN (SENIOR PLANNER JENA SKINNER)

ACTION: COMMISSIONER GOLEMBIEWSKI MADE A MOTION TO CONTINUE THE APPLICATIONS TO THE APRIL 5TH, 2022 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER BARNES; THE MOTION PASSED WITH A 3-2 VOTE AND COMMISSIONERS NUSBAUM AND MACALLISTER OPPOSED.

6. **HISTORIC MARKER SIGNS – REFERRAL** – DISCUSS AND PROVIDE RECOMMENDATIONS ON DESIGN AND LOCATION OF NINE (9) HISTORIC MONUMENT SIGNS (PLANNING DIRECTOR MATT PIELSTICKER AND CULTURAL ARTS AND SPECIAL EVENTS MANAGER DANITA DEMPSEY)

ACTION: NO ACTION NECESSARY.

7. CONSENT AGENDA

7.1. APPROVAL OF MINUTES FROM FEBRUARY 15, 2022 PZC MEETING

ACTION: COMMISSIONER NUSBAUM MADE A MOTION TO APPROVE THE CONSENT AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER BARNES AND THE MOTION PASSED UNANIMOUSLY WITH A 5-0 VOTE.

8. STAFF UPDATES

-NEW STAFF

-REGIONAL TRANSIT AUTHORITY

7. ADJOURN

THE MEETING WAS ADJOURNED AT 6:32PM.

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