

MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

**February 3, 2015
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on February 3, 2015.

1) CALL TO ORDER

Commissioner Gwen Rowitsch called the meeting to order at 6:00 P.M.

2) PLEDGE OF ALLEGIANCE

Commissioner Mendoza led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Gwen Rowitsch; Commissioner Gary Pasciak; Commissioner Chuck Merritt;
Commissioner Florence Sloan; Commissioner Corey Mendoza

Staff Development Services Director Ruth Mayday; Assistant Planner Elyse DiMartino; Deputy
Present: Town Clerk Liz Hart (recorder)

4) MINUTES

- A)** Approve minutes from the October 07, 2014, regular meeting.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Florence Sloan to approve the October 07, 2014 minutes.

Vote: 5 - 0 PASSED - Unanimously

- B)** Approve minutes from the January 06, 2015, Work/Study session.

MOVED by Commissioner Florence Sloan, seconded by Commissioner Chuck Merritt to approve the January 06, 2015 minutes.

Vote: 5 - 0 PASSED - Unanimously

5) PUBLIC HEARING

- A)** Rezone approximately 4.78 acres of subject parcel 306-20-032H from Agricultural/Residential- 5 acre minimum (AR-5) to Commercial Light (CL) for the purpose of building a commercial greenhouse on the property.

Planning Assistant DiMartino presented Maranell's greenhouse proposal to grow and sell organic produce while maintaining a residence on site. Current zoning is AR-5, with 4.78 acres not in compliance to build a commercial greenhouse. Commercial Light zoning would allow building of greenhouse and on-site sales. Proposed use is in conformance with the General Plan, the proposed community downtown corridor, and the zoning classifications for the area.

Brent Maranell, Chino Valley resident, applicant advised Chino Valley is home to him and this zoning would provide an opportunity to go into another trade.

Commissioner Rowitsch opened the public hearing at 6:06 p.m.

Bill Hitt, Chino Valley resident, advised he is delighted to see what is happening near him bringing the value of his property up and is 100 percent for it.

Terry Steckline, Chino Valley resident, advised he is an agricultural student thinks it a good thing for the community.

Commissioner Rowitsch closed the public hearing at 6:08 p.m.

Commissioner Mendoza asked about requirement to sell produce on site.

Director Mayday advised on-site parking has to be hard surfaced, structure need to meet commercial code (IBC).

Commissioner Pasciak asked is applicant required to have on-site parking?

Director Mayday yes it is required.

Commissioner Pasciak ask as Road 2 North may become arterial what is the set back?

Director Mayday advised the dedication was made, which accounted for the 4.78 acres.

Commissioner Merritt confirmed parking would be part of the building permit process.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Corey Mendoza to rezone approximately 4.78 acres of subject parcel 306-20-032H from Agricultural/Residential- 5-acre minimum to Commercial Light for the purpose of building a commercial greenhouse.

Vote: 5 - 0 PASSED - Unanimously

- B)** Obtain a conditional use permit for subject parcel 306-20-032H for the purpose of future potential expansion and improvement of the legal non-conforming residential use.

Planning Assistant DiMartino presented Maranell's request to build a greenhouse, sell produce while maintaining a residence on site. Conditional Use Permit (CUP) allowing improvement to residence and not materially detrimental.

Commissioner Rowitsch confirmed that the CUP is to allow the residence in a commercial zoning classification.

Commissioner Rowitsch opened the public hearing at 6:13p.m.

Commissioner Rowitsch closed the public hearing at 6:13 p.m.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Florence Sloan to obtain a conditional use permit for subject parcel 306-20-032H for the purpose of maintaining a residence on a commercial light property and passed.

Commissioner Rowitsch reminded the applicant that Planning and Zoning Commission is a recommending body only and Council would consider the request

Vote: 5 - 0 PASSED - Unanimously

6) NON-PUBLIC HEARING ACTION ITEMS

- A) Initiate Public Hearing at the March 3, 2015 regular meeting of the Planning and Zoning Commission to take comment on amendments to UDO Section 1.4 Planning and Zoning Commission and Section 1.5 Board of Adjustment, and make a recommendation to Town Council.

Director Mayday presented a draft to Section 1; 1.4 & 1.5 amendment will bring UDO into conformance with standard practice as related to the appointment of Planning and Zoning Commission and Board of Adjustment members and provide an alternate to be appointed in the case of need of additional Commissioner. In order to initiate these changes will need public hearing at next meeting and make a recommendation to Town Council.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Gary Pasciak to initiate Public Hearing at the March 3, 2015 regular meeting of the Planning and Zoning Commission to take comment on amendments to UDO Section 1.4 Planning and Zoning Commission and Section 1.5 Board of Adjustment, and make a recommendation to Town Council.

Vote: 5 - 0 PASSED - Unanimously

7) DISCUSSION ITEMS

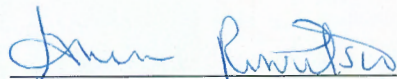
8) PUBLIC COMMENTS

9) ADJOURN

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Florence Sloan & Pasciak to adjourn and passed at 6:18 p.m.

Commissioner Pasciak commented on the need to approve the September 16 special meeting minute.

Vote: 5 - 0 PASSED - Unanimously



Chair Gwen Rowitsch

4-7-15
Date