

TOWN OF CHINO VALLEY
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
Chino Valley South Campus
202 N. State Route 89
May 21, 2013
6:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

Meeting was called to order at 6:00 p.m.

Members Present: Gwen Rowitsch, Chairperson
Garland Miner, Vice Chairperson
Charles Merritt, Commissioner
Robert McCaullay, Commissioner

Staff Absent: Florence Sloan, Commissioner
Michael Edmonds, Commissioner
Jack Owen, Commissioner

Staff Present: Dennis Price, Associate Planner
Mary Brasher, Administrative Technician

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4A. For consideration, discussion, and possible action regarding the regular meeting minutes of February 19, 2013.

Chairperson Rowitsch forwarded the minutes to the next regular meeting due to lack of quorum of those present at the February 19, 2013 meeting.

- 5. STAFF REPORT:** Dennis Price, Associate Planner confirmed Commission members received the "Planning Workbook" that was sent to them via email. He informed the Commission that if they prefer they can receive a hard copy of the workbook from the Development Services Department.

- 6. PUBLIC HEARING:** Chairperson Rowitsch opened the public hearing.

6A: For consideration, discussion and possible recommendation to the Town Council regarding a requested zone change from AR-5 Agricultural Residential 5 Acre Minimum to SR-1 Single Family Residential 1 Acre Minimum. The property is located 1159 Red Cinder Rd. in Chino Valley, Arizona and consists of approximately 5.74 acres, and is further described as APN: 306-18-009P. Applicant/Owner; Donna Jones

Dennis Price, Associate Planner briefly described that the applicant wishes to rezone the property in order to create three separate parcels. The applicant has complied with the neighborhood notification process, with the mailing of letters to residence informing them of the request. A neighborhood meeting was held and there were 5 citizens in attendance with no opposition voiced. The request conforms to the Future Land Use Designation and will not be detrimentally adverse to the Town or its citizens.

Chairperson Rowitsch opened the public portion of the meeting.

With no comments heard Chairperson Rowitsch closed the public portion of the meeting.

Vice Chairman Miner MOVED, seconded by Commissioner Merritt to recommend to the Town Council approval of the request to rezone the property from AR-5 Agricultural Residential 5 Acre Minimum to SR-1 Single Family Residential 1 Acre Minimum with the findings and stipulations as noted in the staff report.

MOTION CARRIED: 4-0

7. **PUBLIC COMMENTS:** Chairperson Rowitsch opened for public comments.
No comments heard.
8. **ADJOURN:** 6:15 p.m.

 7-16-13
Rowitsch Chairperson Date: