

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

**September 15, 2015
6:00 P.M.**

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

1) CALL TO ORDER

Vice-Chair Merritt called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

Commissioner Pasciak led the Pledge of Allegiance.

3) ROLL CALL

Present: Commissioner Gary Pasciak; Commissioner Annie Lane; Vice-Chair Chuck Merritt;
Commissioner Florence Sloan; Commissioner Claude Baker

Absent: Chair Gwen Rowitsch

Staff Development Services Director Ruth Mayday; Associate Planner James Gardner;

Present: Town Clerk Assistant Amy Lansa (recorder)

4) MINUTES

- a)** Consideration and possible action to approve the June 2, 2015 regular meeting minutes.

MOVED by Commissioner Gary Pasciak, seconded by Commissioner Florence Sloan approve the June 2, 2015 minutes.

Vote: 5 - 0 PASSED - Unanimously

6) STAFF REPORTS

Director Mayday introduced newly appointed Commissioners Annie Lane and Claude Baker. Commissioner Michael Bacon, was also appointed by Town Council but was unable to attend the meeting.

Director Mayday also introduced new Associate Planner, James Gardner.

7) PUBLIC HEARING

- a) Public hearing on request to rezone parcel 306-04-009J located at 206 W. Road 4 North, Chino Valley, Arizona, consisting of approximately 0.5 acres, from Commercial Light zoning district to Single Family Residential (0.16-acre minimum) zoning district to allow for residential development.

Associate Planner James Gardner presented information regarding the proposed rezoning.

- The subject parcel is currently used as a residence and has been marketed as residence.
- The property has previously been a retail irrigation supply and dance studio.
- Due to the current zoning it has been difficult to obtain funding for a residential loan.
- The current owner would like to list the parcel as a residential property so the buyer would be able to secure funding for a residence.
- The building layout would not change. Nothing on the parcel would change except the zoning.
- The General Plan lists the area as a community core. This area would be a future north mixed-used hub including both residential and commercial uses. The residential use is in compliance with the General Plan. The mixed use hub is slated beyond the 10-year horizon in the current General Plan.
- Staff recommends the commission forward a recommendation of approval to the Town for proposed zone change given its conformity with the General Plan and the fact that it would leave the amount of commercial land in Town the same given that its current use is residential.
- Bruce Day, representing the owner of the property, Gang Management, LLC, stated that he hoped the commission passed the rezoning that has been recommended.
- Commissioner Baker asked if the only reason for the rezone was to ease the financial issues and whether a Conditional Use Permit (CUP) could accomplish the same thing.
- Planner Gardner responded that the property had been listed for three (3) years as a residence but nobody could secure funding to buy the residence.
- It has been difficult to secure funding through a bank given a conditional approval. Many banks do not want to lend on something that is under a CUP if for any reason the Town removes that approval.
- The slated time frame for that area becoming a commercial core is beyond 10 years. In the future it is possible that the area could be rezoned to commercial if appropriate for that area.
- The properties to the west are all residential properties.
- Director Mayday clarified that the closest infrastructure for that end of town for water and sewer is at Road 2 North. Commercial development in that area is still some time away.

Vice-Chair Merritt opened the public hearing at 6:10 pm.

- Christine Taunt, proposed buyer, researched funding and found that other options were not doable. The only thing that made sense was to rezone the property.
- Proposed buyer, Richard Taunt, stated that they presently live in Bouse and wanted to move to milder climate. This place is perfect for what they want. He doubted they will cause any problems for anyone. There is a restaurant next to the property and the rest of the area is residential. The property has been on the open market for 3 years and banks will not finance except for a commercial loan.

Vice-Chair Merritt closed public hearing at 6:14 pm.

MOVED by Commissioner Gary Pasciak, seconded by Commissioner Claude Baker to recommend that a public hearing be held and forward the application to Town Council with the recommendation of approval.

Vote: 5 - 0 PASSED - Unanimously

8) NON-PUBLIC HEARING ACTION ITEMS

There were no non-public hearing action items.

9) DISCUSSION ITEMS

There were no discussion items.

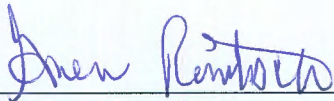
10) PUBLIC COMMENTS

There were no public comments.

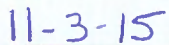
11) ADJOURN

MOVED by Commissioner Florence Sloan, seconded by Commissioner Gary Pasciak to adjourn at 6:16 p.m.

Vote: 5 - 0 PASSED - Unanimously



Chair Gwen Rowitsch



Date