

Planning and Zoning Commission Meeting Minutes Study Session - November 16, 2021

A study session meeting of the Town of Chino Valley Planning and Zoning Commission was held at 6:00 pm on Tuesday, November 16, 2021, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present: Chair Chuck Merritt, Vice-Chair Pasciak, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner Ron Penn, Commissioner David Somerville was absent.

STAFF MEMBERS present: Laurie Lineberry, Development Services Director; Will Dingee, Senior Planner; Bethan Heng, Planner; Dee Dee Moore, Customer Service Supervisor.

Laurie Lineberry, Development Service Director, presented each commissioner with a Planning & Zoning Handbook. Within this book the following sections were identified and an overview was provided during this study session: What is Planning?, P&Z By-Laws; Planning Commission, Meetings, Staff Reports, Ethics, Case Review Schedule and the Land Use/General Plan. Additional topics can be added to the handbook at future study sessions.

Discussion: SR-0.16 Zoning District: Staff is working on an UDO text amendment to ensure that the SR-0.16 zoning district can not be applied to any new properties, with or without the PAD.

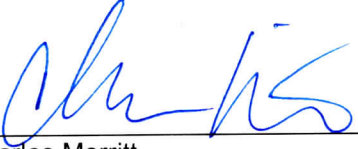
Discussion: 1/2-acre Zoning District: Staff shared that discussion will take place during the December 2021 Planning and Zoning Commission meeting regarding the creation of smaller zoning districts which could also include ¼-acre lots.

Discussion: Guest Home Rentals: Lineberry shared that the current code does not allow guesthouses to be rented. An amendment to the definition could allow these units to be rented. Staff would support this only if the property owner is also in residence on the property. Campers and RV's can not be rented. Discussions regarding this topic will be ongoing and definitions will need to be created.

Discussion: Conex Boxes: Lineberry stated that conex boxes, if used as storage buildings only, should not require a building permit, only a land use permit, which checks the placement for setbacks. Many aspects of prior Commission/Council concerns were shared by Dingee. More discussion on this topic is planned.

Lineberry provided the commissioners with a form to fill out to apply for Commission membership to the American Planning Association. The Town of Chino Valley will be the sponsor for the Commission. The APA organization provides online planning information, so the commissioners can choose topics to review at their leisure.

Meeting was adjourned at 6:55 pm.


Charles Merritt
Planning & Zoning Chair
Jan 4, 2022


Dee Dee Moore
Prepared By