

Planning and Zoning Commission Meeting Minutes December 5, 2023

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, December 5, 2023, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present: Vice-Chair Gary Pasciak, Commissioner Teena Meadors, Commissioner Ron Penn, Commissioner Robert Switzer, Commissioner Richard Zamudio. Chair Chuck Merritt and Commissioner William Welker were not present.

STAFF MEMBERS present: Laurie Lineberry, Development Service Director, Will Dingee, Assistant Director, Jessica Barragan, Senior Planner, Gerreann Froberg, Senior Processing Coordinator, Laurence Diggs, Audio/Video.

CALL TO ORDER: **Vice-Chair Pasciak** called the meeting to order at 6:00 p.m. Commission meeting began with the Pledge of Allegiance led by Commissioner **Penn**.

CONSENT CALENDAR – A motion was made by Commissioner **Meadors** to accept the consent agenda. The motion was seconded by Commissioner **Zamudio** and passed unanimously by a 5-0 vote.

PUBLIC HEARING #D.1 – Case # ZC-2023-06 & CUP-2023-05 — This is a request by Dane Astle, on behalf of Toy Storage Partners Chino Valley, for a Rezone of approximately 3.32 acres of land from Commercial Heavy (CH) to Commercial Light (CL) and a Conditional Use Permit over approximately 7.63 acres of land for the expansion and redevelopment of the existing Mini and RV Storage use. The properties are located at 2535 N. State Route 89, Chino Valley, Arizona.

Vice-Chair Pasciak asked if anyone on the commission had a disclosure to declare regarding this project. There were none.

Senior Planner **Jessica Barragan** presented the staff report and stated the applicant was in attendance. The applicant was asking for a rezone to combine all parcels and consolidate boundary lines to expand the existing storage facility. The applicants intend to landscape and buffer, according to Code. A letter was received by staff asking about light pollution but stated they were not opposed to the project. There was no written opposition. A revision was made to Condition, # 13, and was provided to the Commission. The revised condition read as follows: "The applicant shall agree that all required parking and loading spaces, maneuvering areas, driveways, and fire lanes shall be paved with asphaltic concrete over an A.B. base, concrete or masonry to a thickness and structure that will support the type and intensity of vehicular traffic generated by the proposed use." Staff recommended approval.

Gerry Burnett – Applicant stated they purchased the Fort Knox facility on July 1 2022. He is proposing to bring a class A facility to town. He would offer storage options that don't currently exist in town, including climate-controlled self-storage, enclosed RV storage as well as additional covered RV storage. He stated he has been in self-storage business for 25 years.

Vice-Chair Pasciak asked if Commission had any questions for the applicant. There were none.

Vice-Chair Pasciak opened the meeting for public comments. There were none.

Pasciak closed the public hearing.

Motion was made by Switzer, seconded by Meadors to approve ZC-2023-06 & CUP-2023-05, as presented, subject to the staff report and the revised Condition of Approval #13, and information

provided during the hearing, and the Conditions of Approval in Attachment A. A vote was taken and the motion passed with a 5-0 vote.

ACTION ITEMS: There were no action items for this meeting.

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASE: Dingee updated the Commission about prior case heard by Town Council on October 24, 2023. PP-2023-02 – Right Homes LLC, was approved by Council.

GENERAL PLAN: Lineberry presented the implementation plan from the General Plan and requested Planning Commission to help prioritize the list of action items that need to be done over the next ten years.

DARK SKY ORDINANCE: Barragan gave an overview of dark sky criteria and discussed needed updates to the current Code.

INFORMATION ITEMS – FROM THE COMMISSIONERS: no comment.

INFORMATION ITEMS – FROM THE VICE-CHAIR: Pasciak – no comment.

INFORMATION ITEMS – FROM THE PUBLIC: there were no comments from the public.

Pasciak – There will be no meeting in January, the next meeting will be February 6, 2024.

ADJOURN – A motion was made by Meadors and seconded by Switzer to adjourn the meeting at 7:00 p.m.



Gary Pasciak – Vice-Chair



Prepared By: Gerreann Froberg