

Planning and Zoning Commission Study Session Minutes Study Session – August 5, 2025

A study session meeting of the Town of Chino Valley Planning and Zoning Commission was held at 6:00 p.m. on Tuesday, August 5, 2025, 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 Gary Pasciak, Commissioner Michael Ditta, Commissioner Teena Meadors, Commissioner Jeffrey Pizzi, Commissioner William Welker, Commissioner Richard Zamudio, and alternate Commissioner Joseph Morabito.

STAFF MEMBERS present: Laurie Lineberry, Development Services Director; Will Dingee, Assistant Director, Jessica Barragan, Senior Planner, Terri Denemy, Town Manager, and Nicholas Harwick, Audio/Video.

Also present was Council member Bob Schacherer.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:00 p.m. A quorum was declared. The Commission meeting began with the Pledge of Allegiance led by Commissioner Welker.

The following topics were discussed at the August 5, 2025 Study Session:

- Commissioner training on Conditional Use Permits.
- Discussion on Statement of Direction: regarding solar generating facilities and batteries.

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

INFORMATION ITEMS – FROM STAFF: Lineberry shared that staff chose a consultant for the rewrite of the Zoning Code. A contract will be presented to the Town Council in late August for approval.

INFORMATION ITEMS – FROM THE COMMISSIONERS: Morabito asked for clarification on Land Use Permits and the new fee schedule. Staff provided an explanation of what Land Use Permits were, and the newly updated fee schedule.

INFORMATION ITEMS – FROM THE CHAIR: none.

INFORMATION ITEMS – FROM THE PUBLIC: none.

ADJOURN – A motion was made by Pasciak and seconded by Meadors to adjourn the meeting at 7:07 p.m.


Charles Merritt - Chair


Prepared By: Gerreann Froberg