

Planning and Zoning Commission Study Session Minutes Study Session – December 16, 2025

A study session meeting of the Town of Chino Valley Planning and Zoning Commission was held at 6:00 p.m. on Tuesday, December 16, 2025, at the Town of Chino Valley 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, and alternate Commissioner Joseph Morabito. Commissioner Richard Zamudio was absent

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 December 16, 2025 Study Session:

Discussion: ZC-2025-03 & CUP-2025-05 – Discussion was held regarding potential Perkins Ranch Airfield.

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

INFORMATION ITEMS – FROM STAFF: Lineberry encouraged the public to contact the Development Services Staff if they had any further questions on this project that could be answered before the January 6, 2026, public hearing.

INFORMATION ITEMS – FROM THE COMMISSIONERS: Pizzi shared an app that could be downloaded, Flight Tracker 24, which would identify any aircraft flying over your house.

INFORMATION ITEMS – FROM THE CHAIR: Merritt explained the process for speaking with the Commission for the upcoming January 6, 2026 public hearing.

INFORMATION ITEMS – FROM THE PUBLIC: none.

ADJOURN – A motion was made by Ditta and seconded by Pasciak to adjourn the meeting at 7:08 p.m.


Charles Merritt - Chair


Prepared By: Gerreann Froberg