



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
August 6, 2024, 6:00 p.m.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. CONSENT CALENDAR – All items listed under the Consent Calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item. In which case, the Chair will pull the item from the Consent Calendar to be heard.
 - C.1. APPROVAL OF MINUTES – JULY 16, 2024 REGULAR MEETING
 - C.2. WITHDRAWALS BY APPLICANT – NONE
 - C.3. TIME EXTENSIONS – NONE
 - C.4. APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
 - D.1 **ZC-2024-03** — This is a request by Bill Villani, on behalf of Lazar-Villani Living Trust, for a rezone of approximately 1.5 acres of vacant land from Commercial Light/Agricultural Residential, minimum 5 acres (CL/AR-5) to Commercial Heavy (CH). The property is located at 3381 N State Route 89, Chino Valley, Arizona.
 - D.2 **ZC-2024-04** – This is a request by Augustin Baugier, on behalf of Meadowview North LLC, for a rezone of approximately 10 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single Family Residential, minimum 12,000 square feet (SF-12,000). The property is located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona. APN: 306-18-017C and 306-18-017D
- E. ACTION ITEMS - NONE
- F. INFORMATION ITEMS
 - F.1 Staff
 - F.2 Commission
 - F.3 Chairman
 - F.4 Public
- G. ADJOURN

Zoom Instructions: Please use the link to join the webinar: <https://us02web.zoom.us/j/87273067654>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 872 7306 7654

A copy of the agenda packet is available for viewing 12 days prior to the Planning Commission Public Hearing date, at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request accommodation to participate in this meeting.