

DRAFT

MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

APRIL 2, 2019
6:00 P.M.

The Planning and Zoning Commission of the Town of Chino Valley met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

1) **CALL TO ORDER**

Chair Chuck Merritt called the meeting to order at 6:00 p.m.

2) **PLEDGE OF ALLEGIANCE**

Vice Chair Armstrong led the Pledge of Allegiance.

3) **ROLL CALL**

Present: Chair Chuck Merritt; Commissioner Gary Pasciak; Vice-Chair Tom Armstrong; Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner Robert Switzer; Commissioner William Welker; Alternate David Somerville

Staff Present: Development Services Director Joshua Cook; Planner Alex Lerma; Administrative Technician Kathy Frohock (videographer); Deputy Town Clerk/Recorder Vickie Nipper

4) **MINUTES**

- a) Consideration and possible action to approve March 19, 2019 meeting minutes.

MOVED by Commissioner John McCafferty, seconded by Commissioner Gary Pasciak to approve the March 19, 2019 minutes.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

5) **STAFF REPORTS**

Mr. Lerma introduced the new Development Services Director, Joshua Cook, to the Commission.

6) **PUBLIC HEARING**

- a) Consideration and possible action to adopt Ordinance 2019-867 amending the Town of Chino Valley Unified Development Ordinance, by Amending Section 3, by adding Subsection 3.19: (BP)Business Park zoning district.

MOVED by Commissioner William Welker, seconded by Commissioner Robert Switzer to continue the Public Hearing for Items 6 a and 6 b.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

- b) Consideration and possible action to adopt Ordinance 2019-868 rezoning 200 acres of real property located east of Jerome Junction from PL (Public Land) zoning district to BP (Business Park) zoning district.

Motion to continue this Item was approved under Item 6 a.

- c) Consideration and possible action to adopt Resolution 2019-1135 for a GPA (General Plan Amendment) to change the area's General Plan land use designation from Commercial/Multi-Family Residential to Future Growth Area: Industrial/Agri-business/Contained Planned-Community.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner John McCafferty to table Items 6 c and 6 d.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

- d) Consideration and possible action to adopt Ordinance 2019-869 rezoning twelve (12) separate parcels totaling approximately 12.5 acres of real property located along Enterprise Lane from CH (Commercial Heavy) zoning district to I (Industrial) zoning district.

Motion to Table this Item was approved under Item 6 c.

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and

decision at a later date, or responding to criticism.

10) ADJOURN

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to adjourn the meeting at 6:06 p.m.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

Chair Charles Merritt

Date