

DRAFT

TOWN OF CHINO VALLEY BOARD OF ADJUSTMENT MINUTES

**Tuesday, April 21, 2015
6:00 p.M.**

The Board of Adjustment of the Town of Chino Valley, Arizona, convened for a regular meeting at the Chino Valley Council Chambers, located at 202 N. State Route, Chino Valley, Arizona.

1) CALL TO ORDER

Chairman Brown called the meeting to order at 6:05 p.m.

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

Present: Geoffrey Brown; Beverly Duffy; Lillian Morales; Mark Vucich

Absent: Gary Warren

Staff Present: Development Services Director Ruth Mayday

4) APPROVAL OF MINUTES

- a) Consideration and possible action to approve the August 25, 2014, minutes.

MOVED by Beverly Duffy, seconded by Mark Vucich to approve minutes of 08/25/2014 meeting as corrected, add Gary Warren as present.

Vote: 4 - 0 PASSED - Unanimously

5) RESERVATION FOR AGENDA ITEMS

6) PUBLIC HEARINGS

- a) This is a request for a variance. The purpose of this request is for relief from the fence height requirements described in Section 4.8 Walls and Fences in the Town of Chino Valley's Unified Development Ordinance which requires a maximum fence height of eight (8) feet. The applicant, SimonCRE Harley IV, LLC is requesting to install a twelve (12) foot slatted chain link fence for the purpose of outdoor storage.

On April 08, 2015, Dan Biswas presented at a neighborhood meeting at the Town Council Chambers on behalf of SimonCRE. At the meeting he explained the project and handed out site

plans to residents. Neighboring owners and residents were excited to hear about a new business coming in to Chino Valley and were in full support of the fence height being raised.

Development Services Director, Ruth Mayday made the presentation for the request for a variance. This is for relief from the fence height as described in Section 4.8 Walls and Fences in the Town of Chino Valley's Unified Development Ordinance, which requires a maximum fence height of eight (8) feet. The applicant, Dan Biswas on behalf of SimonCRE, is requesting to install a twelve (12) foot slatted chain link fence for outdoor storage.

The Board discussed the following topics

- visibility triangle
- ingress/egress; one entrance off of Road 2 North
- Stop sign exiting the business -
- fencing color, length ; same as building, 142 feet,
- product storage and alternate locations
- landscaping

Mark Vucich stated that for the record he would like to see more trees.

Mr. Leo Scott stood up and said how thrilled they were to see development and a new business come to town. He said they had no objections. He also said this building would look same as ACE Hardware. Mr. Scott and his wife were in favor and excited to have PETCLUB as a neighbor.

MOVED by Lillian Morales, seconded by Mark Vucich to vote on allowing the change of fence height.

Vote: 2 - 2 FAILED

AYE: Lillian Morales

Mark Vucich

NAY: Geoffrey Brown

Beverly Duffy

- 7) **UNFINISHED BUSINESS**
- 8) **NEW BUSINESS**
- 9) **ANNOUNCEMENTS**
- 10) **PUBLIC COMMENTS**
- 11) **ADJOURNMENT**

The meeting adjourned 6:50 pm.

Dated this 29th day of April 2015

By: *Liz Hart, Deputy Town Clerk*