

Planning and Zoning Commission Meeting Minutes April 5, 2022

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, April 5, 2022, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were; Chair Chuck Merritt; Vice-Chair Gary Pasciak, Commissioner Teena Meadors; Commissioner Ron Penn; Commissioner David Somerville; Commissioner Robert Switzer, and Commissioner William Welker.

STAFF MEMBERS present were Laurie Lineberry, Development Services Director; Frank Marbury, Public Works Director; Will Dingee, Senior Planner; Bethan Heng, Planner; Dee Dee Moore, Customer Service Supervisor; Lawrence Digges, Audio/Video Technician.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:00 p.m. Commission began with the Pledge of Allegiance.

CONSENT CALENDAR – A motion was made by Commissioner Meadors and seconded by Commissioner Somerville to approve the items on the Consent Calendar. This motion passed unanimously by a 7-0 vote.

CASE# F-07-21: - This is a request by Jay Bates on behalf of Right Homes LLC to replat Tract B, found within the Chino Meadows Unit 2 subdivision, as a buildable lot for a new home, as opposed to a tract of land. APN is 306-24-775.

Will Dingee, Senior Planner, presented a recap of the case since it was continued from the Planning and Zoning Meeting on March 1, 2022. He stated that Town Staff, Vice-Chair Pasciak, and the Town Attorney met and agreed that because of the current definition of "lot", together with the purpose statement of the SR-0.16 zone, that this tract can be re-platted from a tract to a lot. The commission had no questions for Staff.

Applicant, Jay Bates of Right Homes, stated that he just wanted to build a home on the property. There were no questions from the commission to the applicant.

Chair Merritt opened the meeting for public comment.

Barbara Celaya of 2055 Jean Road shared that since the last meeting, the elm trees had been removed. She had an additional concern as to whether or not a new home would fit in with the older homes in the neighborhood and if it would negatively impact the value of existing homes in the area.

Rachell Fernow of 2949 N Road 1 East praised the town and the commission regarding the prompt attention to the trees mentioned as an issue by Barbara Celaya at the last Planning & Zoning meeting. She felt it was nice to see the town and everyone working together.

There were no further public comments.

Commissioner Switzer directed attention back to a public comment from the staff report with drainage concerns. **Frank Marbury, Public Works Director**, stated that there has been no drainage change in this neighborhood in decades and that the town does not require individual lots to have drainage review. The building would be inspected. **Marbury** stated that this property is fairly flat, with no drainage tracks visible and there would be no sheet flow type drainage on this lot.

Bates returned to the podium to address the concern regarding home values being affected by a newer home in the neighborhood. He stated that generally a newer home will elevate the value of the older homes.

A motion was made by Commissioner Switzer and seconded by Commissioner Meadors to approve FP-2021-07, as presented by staff. This motion passed with a 6-1 vote with Vice Chair Pasciak voting no. The Nay vote is explained as follows:

Pasciak explained that when the original subdivision was platted it was not identified why that area was a tract not a lot. He added that he understands the definition of the lot in the UDO and that it can be changed, but hesitated to change the tract to a buildable lot, not knowing why it was originally designated a tract.

ACTION ITEMS: ONE ITEM

ELECTION OF OFFICERS: Merritt opened up the nominations for the Planning & Zoning Chair position. **Switzer** made a nomination of **Merritt** for Chair, with a second by **Pasciak**. There were no other nominations for Chair. **Merritt**, at this point, recused himself as a nominee and handed the meeting over to the Vice Chair. **Pasciak** asked for a vote and the vote passed with 6-0-1 in favor of **Merritt** continuing as Chair.

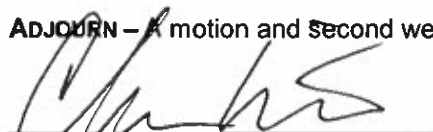
Merritt stated that he felt this was a great commission and had a wonderful spirit of cooperation.

The meeting was returned to the Chair. Nominations for Vice-Chair were requested and a motion was made by **Switzer** for **Pasciak** to continue in his role of Vice Chair. **Meadors** seconded that motion. The vote was 7-0 in favor of **Pasciak** continuing as Vice-Chair.


INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION ON PRIOR P&Z CASES: Zane Grey RV Park was continued until the end of June as requested by the applicant to provide him time for community outreach and conducting a traffic study. The second case was the rezone for the O Jogo Benito Soccer complex which was approved. Lastly, the Zone Change, Lot Split for CVID was also approved by Town Council.

INFORMATION ITEMS – FROM THE PUBLIC: None

ADJOURN – A motion and second were made to adjourn the meeting at 6:21 p.m.



Charles Merritt
Chair



Dee Dee Moore
Prepared By