

Planning and Zoning Commission Meeting Minutes June 7, 2022

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, June 7, 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 Robert Switzer, and Commissioner William Welker and Alternate Commissioner Richard Zamudio. Commissioner David Somerville was absent.

STAFF MEMBERS present were Laurie Lineberry, Development Services Director; Will Dingee, Senior Planner; Bethan Heng, Planner; Dee Dee Moore, Process Coordinator; 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 Switzer to approve the items on the Consent Calendar with the following changes as noted below:

Page 4, paragraph 6 – that his (Merritt) statement was intended to state that regarding to this zoning case, that property is currently surrounded by residential.

Page 5, paragraph 5 – (Meadors) mentioned that the word guesthouse in the first sentence should be primary residence, not guesthouse. This motion passed unanimously by a 7-0 vote.

CASE# TA-2022-08: - *This is a request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 4.21 Sign Regulations, by deleting section 4.21.10 Sunset Provision, in its entirety.*

Will Dingee, Senior Planner, presented the staff report and shared that Staff was recommending **APPROVAL** as written in the staff report. This included, deleting in its entirety, Section 4.21.10 the Sunset Provision for Auxiliary Signs. Prior to this amendment the section included a Sunset Provision that was set to expire on July 1, 2022. As a result of the lack of code enforcement complaints and non-conformance issues, the Council supported removing the sunset clause and allowing these types of signs to continue to be used in the community. This text amendment, TA-2022-08, was generated for this purpose.

There were no questions from the Commission.

Merritt opened the meeting for public comment.

Rachel Fernow asked about the signs that are placed on personal property and shared that she had seen some local signs removed. She also wanted to know how long they can stay on a site.

Mary Seale asked if the Text Amendment presentation page could be returned to the monitor so that the public could read it. **Dingee** complied. A moment was given for the public to read the code section.

There were no further requests to speak from the public and **Merritt** closed the public comment period.

Dingee returned to answer the question regarding signs on personal property. He stated that this section of the code pertained to only commercial properties, not residential properties.

The Commission discussed the existence of state statutes regarding political signs and where they can be placed, acknowledging that these Auxiliary Signs were a separate type of sign.

MOTION - A motion was made by Vice Chair Pasciak and seconded by Commissioner Switzer to approve TA-2022-08, as presented by staff. This motion passed with a 7-0 vote.

ACTION ITEMS: THERE WERE NO ACTION ITEMS

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION ON PRIOR P&Z CASES: **Dingee** shared that both Zone Change cases, for applicants American Heritage and the Langstons that were forwarded to council with a recommendation were approved.

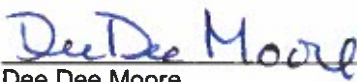
INFORMATION ITEMS – FROM THE COMMISSIONERS: There were no items from the Commissioners

INFORMATION ITEMS – FROM THE PUBLIC: There were no comments from the public.

ADJOURN – A motion was made by Meadors and seconded by Pasciak to adjourn the meeting at 6:12 p.m.



Charles Merritt
Chair



Dee Dee Moore
Prepared By