

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

**JUNE 7, 2016  
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, 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**

**2) PLEDGE OF ALLEGIANCE**

**3) ROLL CALL**

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Michael Bacon; Commissioner Annie Lane

Absent: Commissioner Claude Baker; Commissioner Florence Sloan; Alternate Commissioner Julie Van Wuffen

Staff Present: Associate Planner James Gardner; Town Clerk (recorder) Jami Lewis

**4) MINUTES**

- a) Consideration and possible action to approve the May 3, 2016 regular meeting minutes.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Annie Lane to approve the May 3, 2016 meeting minutes.

Vote: 4 - 0 PASSED - Unanimously

**5) STAFF REPORTS**

There were no staff reports.

Associate Planner Gardner provided an update on the sign code revisions.

There will be a Special Meeting on June 15, 2016 regarding the sign code ordinance. There have been three meetings with the sign code committee. Legal counsel has reviewed several iterations and will wrap up their revisions by the end of the week. The revised ordinance is much shorter and will increase people's rights. Associate Planner Gardner encouraged the Commissioners to review the ordinance and keep an eye out for any changes that are too drastic and to ask questions at the next meeting.

**6) PUBLIC HEARING**

- a) Consideration and possible action to hold a public hearing and to recommend to the Town Council adoption of Ordinance 16-820 to rezone approximately 1.37 acres of real property, located at 3385 Bacon Lane, Chino Valley, Arizona, consisting of a portion of APN 306-04-002V, located within the Southeast quarter of Section 3, Township 16N, Range 02W, Gila and Salt River Base and Meridian from CH (Commercial Heavy) zoning district to SR-1 (Single Family Residential, 1 acre minimum) zoning district. (Applicant: Robbie and Maggie Vermilyea) (James Gardner, Associate Planner)

Associate Planner Gardner provided the following information about the rezoning request.

- Applicant applied to rezone 1.4 acres of a 5 acre property.
- The purpose of the rezone is to split off a portion of commercial property in order to sell the existing home.
- Access to the residential property is on Bacon Lane.
- The commercial property is accessed on Choctaw Lane.
- There will be a landscape buffer and wall between two properties on residential side of the property.
- A neighborhood meeting was held on 5-9-16 and there was no one in attendance.
- The rezone conforms to the General Plan.
- The property is near, but not inside, a community core.
- Dedication of the Right of Way is included in the Ordinance 16-820.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak to send Ordinance 16-820 to Town Council with recommendation of approval.

**Vote: 4 - 0 PASSED - Unanimously**

- b) Consideration and possible action to hold a public hearing and to make a recommendation to the Town Council regarding adoption of Ordinance 16-821 to rezone approximately 5.0 acres of real property, located at 2099 E. Perkinsville Road, Chino Valley, Arizona, consisting of a portion of the Northwest quarter of Section 13, Township 16N, Range 02W, Gila and Salt River Base and Meridian (Yavapai County Assessor's Parcel number 306-02-018D) from AR-5 (Agricultural-Residential 5-acre minimum) to SR-2.5 (Single Family Residential, 2.5-acre minimum) zoning district. (Applicant: TDH Investments) (James Gardner, Associate Planner)

Associate Planner Gardner provided the following information.

- The purpose of the rezone is to change a portion of the parcel from Agriculture-Residential, 5-acre minimum to Single Family Residential, 2.5 acre minimum.
- Applicant wants to split the property and give the split to family members.
- An onsite neighborhood meeting was held on May 23, 2016 and was attended by family members.
- The rezone conforms to the General Plan.
- The rezone is in conformance with the area.
- The property is accessible from Cottonwood Lane to the South as well as a private easement alongside the Peavine Trail from Perkinsville Road south to the property's driveway.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak to send Ordinance 16-821 to Town Council with recommendation of approval.

**Vote: 4 - 0 PASSED - Unanimously**

7) **NON-PUBLIC HEARING ACTION ITEMS**

There were no non-public hearing action items.

8) **DISCUSSION ITEMS**

There were no discussion items.

9) **PUBLIC COMMENTS**

There were no public comments.

10) **ADJOURN**

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon to adjourn the meeting at 6:16 p.m.

**Vote: 4 - 0 PASSED - Unanimously**



Chair Charles Merritt

8-4-16

Date