

**Gila County Planning and Zoning Commission**  
Board of Supervisor's Hearing Room  
Gila County Courthouse, 1400 East Ash Street, Globe, AZ.  
May 21, 2009

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1. **Call to order/Pledge of Allegiance**  
Planning and Zoning Commission meeting was called to order by Chairman, Don Ascoli at 10:10 am.
  
2. Roll Call- Chairman Don Ascoli  
Vice Chairman Lori Brown (absent)  
Members Jack Larimore (absent)  
Mickie Nye  
Renee Zeising  
Ron Christensen  
Rose Harper (absent)  
Jay Spehar  
Travis Williams (absent)
  
3. Minutes from April 16, 2009-Approved. Motion made by Commissioner Mickie Nye, seconded by Commissioner Renee Zeising-unanimously approved.
  
4. Director/Commission Communications: Director of Community Development addressed the commission, he stated that there wasn't anything scheduled for the June meeting and requested that the Planning and Zoning Commission have a work study session to discuss LURPP and the updating the ordinances.
  
7. Order to Abate/Notice of Appeal/Property owner-Mildred Cline: Gila County Assessor's Parcel 201-06-005M located at 297 S. fort Smith Road, Tonto Basin, AZ. Margie Chapman, Code Compliance Supervisor and staff presented a power point presentation. ITEM TAKEN OUT OF ORDER.

Margie Chapman, Code Compliance Supervisor introduced the agenda item. She stated that the property owner was notified of the meeting but was not present. She stated that the property is zoned GU, is Gila County Development #CG0612-009 and is approximately 2 acres. Some of the hazards identified are fumes, carcinogens, vermin and fire. She stated that there were 17 vehicles on the property, at one time, found the resident (son of the property owner) to have an RV's water heater hooked up to jumper cables, tires, gas tanks, barrels and sewage. In 2008, resident-Benny Cline was arrested at the code hearing.

Margie Chapman further stated that there were 12 letters sent at \$5.56, 7 hearings, 45 site inspections, Chapman and Patsy Clayton Code Compliance Officer and 3-4 other employees had walked the site four times, had given an extension ten times and had located someone to remove the items, with owners consent of what to be removed and what she could keep, free of charge at an estimated \$10,000 to \$12,000 savings for the owner. At one time they found a ditch running to the neighbor's property from an RV with six people living in it.

Commission asked Mr. Gould, Director of Community Development if it was a violation of GU zoning to which Mr. Gould stated that it is a violation of the Zoning Ordinance.

Chairman Don Ascoli opened the meeting for public comment.

Richard and Sue Smith are the adjacent owners and own four acres south of the Cline property. Mr. Smith showed the commission pictures of the complaint site and pictures of his property. Sue

Smith stated that they worked hard to obtain their dream and Benny Cline built a junk yard next to them.

Bill Coleman owns Gila County Tax Assessor's Parcel 201-14-003C and must sleep with a breathing machine and oxygen. He states that Benny Cline burns stuff all night long, buries things in ditches and runs the grader all night long. He further stated that it's a slap in the face because he ignores all violations and fines.

Ronald Heck resides on lot 221, across from Mr. and Mrs. Smith, and stated that the rats increased tenfold and is a health issue. He further stated that if there was a fire everyone would lose their homes.

Michael Hanneck lives 100 yards from Benny Clines and stated that he burns things at night and there's still smoke in the morning.

Chairman Ascoli closed public comments and asked if there was a motion.

Commissioner Mickie Nye motioned that the commission support the Order to Abate/Notice of Appeal to the Board of Supervisors; Commissioner Renee Zeising seconded the motion and the motion passed unanimously.

5. S-08-01 Small Subdivision Ordinance: Recommend the approval of the Small Subdivision Ordinance to the Board of Supervisors with changes made by the Planning and Zoning Commission at previous meetings.

Chairman opened item for public comment; no comments and asked for a motion. Commissioner Ron Christensen motioned to approve and Commissioner Jay Spehar seconded; motion unanimously passed.

6. Canyon River Ranch Amended Plat S-07-02: Amended Plat for Canyon River Ranches Subdivision, Gila County Assessor's tax parcel Nos. 301-45-001A, 301-46-001A and 301-46-001C.

Bob Gould, Director of Community Development stated Doll Baby Road goes through the subdivision and the forest service wants it open to trails along with a thirty foot easement to a thirty foot Right of Way.

Motion to approve was made by Commissioner Renee Zeising and seconded by Commissioner Ron Christensen; motion unanimously approved.

8. Date & time for the next scheduled meeting.

Regularly scheduled meeting is set for June 18<sup>th</sup>. Commission agreed to have a work session to be held in the new Payson Community Development complex at 10:00 am.

9. Meeting adjourned at 11:15 am.