

Gila County Planning and Zoning Commission

Gila County Courthouse, 1400 East Ash Street, Globe, AZ. and Teleconferenced from the Gila County Community Development Bldg, 608 E. Hwy 260, Payson, AZ

April 15, 2010 approved June 17th, 2010

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by Vice-Chairman, Lori Brown at 10:15 am.

2. Roll Call

Commission Present:	Chairman:	Don Ascoli (arrived at approx. 10:25)
	Vice Chairman:	Lori Brown
	Members:	Jack Larimore
		Mickie Nye
		Renee Zeising (via telephone)
		Ron Christensen
		Jay Spehar
		Travis Williams

Mr. Gould, Community Development Director explained that Mr. Randy Slapnicka's appointment to the commission will be heard by the Board of Supervisors on May 4th, 2010; Mr. Gould introduced Mr. Slapnicka as he attended the meeting via teleconference from the Payson Complex Office but stated that Mr. Slapnicka would not be voting on any issues.

3. Review and Approval of Minutes

Motion made by Commissioner Mickie Nye and seconded by Commissioner Christensen to approve the minutes of February 18, 2010; Commission member Renee Zeising abstained as she was not present at the meeting of February 18, 2010. Motion passed unanimously.

4. Director/Commission Communications

Director, Bob Gould provided the commission with a copy of the report given to the Board of Supervisors by the Community Development Division on a monthly basis. He stated that he will be providing the commission with a monthly copy as it provides information on how the department is doing.

Commissioner Jay Spehar stated that the report gives them an idea as to how the local community is doing.

5. CUP-10-01 filed by CJ Nicastro, authorized agent for Don Sullivan, property owner:

Request to utilize an existing residential home for a five (5) bedroom Bed and Breakfast. Subject property is addressed as 4352 E. Copper Street in Claypool, Arizona; Gila County Tax Assessor's Parcel 206-06-302A, site is a consolidation of lots 35, 36 & 37 of Block 19 in the Inspiration Townsite Subdivision and is zoned R1-D6.

Commissioner Renee Zeising questioned the square footage on the staff report; Mr. Gould Community Development Director stated that it should be 20,500 and not 205,000 sq. ft. Mr. Gould continued by explaining to the commission that Ms. Nicastro held a neighborhood meeting and did not receive any negative comments on the project. The parcel is large enough to accommodate the parking for the Bed and Breakfast and there is no signage being proposed at this time.

There was discussion between the commission and the Director, Bob Gould, regarding the current septic system. Commission member Renee Zeising stated that the owner had met ADEQ approval at the time it was built and it was evaluated as full time occupancy for a six bedroom home. Vice Chairperson Lori Brown was concerned with septic because it is an older home.

Meeting was opened to the public; CJ Nicastro read a letter she received in support of the project. With no other comments from the public, public portion was closed.

Commissioner Mickie Nye motioned to approve the CUP as presented; Commissioner Jay Spehar seconded the motion and the motion was unanimously approved with conditions as presented.

6. Update on the Zoning Ordinance Amendments

Commissioner Mickie Nye handed out his report on the updates to the commission. He then read the report and stated that the subcommittee had read each document line by line and stated that it had not been reviewed in fifty years.

Mr. Bob Gould, Director of Community Development suggested that they meet with the Board of Supervisors as soon as possible to update them and get their opinion. Chairman Don Ascoli suggested that Mickie Nye's report be passed on to the Board of Supervisors.

Commissioner Jay Spehar asked if they'd discussed statutory exemptions and after some discussion on the subject Commissioner Spehar suggested they quote statutes.

The commission and the Director, Bob Gould discussed some of the additional changes to the Ordinance. Commissioner Jay Spehar voiced concern with additional burden to the public. Commissioner Mickie Nye stated that the intent is to be user friendly. The subcommittee will be meeting again April 28th at the Roosevelt Visitors Center at 10:00 am.

7. Review of the Gila County Planning and Zoning Commission Brochure

Change to be made: Replace Rose Harper's name with Randy Slapnicka's name.

These brochures will be handed out to real estate offices and the Chamber of Commerce.

8. Date and time for next scheduled meeting

Next regular Planning and Zoning Commission meeting is scheduled for May 20th. There aren't any applications in at this time.

9. Call to the public: No comments from the public. Vice Chairman Lori Brown thanked the commission for voting her as Vice Chairman again.

10. Adjournment

Commissioner Jay Spehar motioned to adjourn, motion seconded by Vice Chairman Lori Brown; meeting adjourned at 11:15 am.