

Gila County Planning and Zoning Commission
August 23, 2007
Approved 9/20/07

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by the Chairman, Don Ascoli at 10:00 am.

Due to the absence of an American Flag, the Pledge of Allegiance was not said.

2. Roll Call

Commission Present: Chairman:	Don Ascoli
Vice Chairman:	Lori Brown
Members:	Jack Larimore
	Mickie Nye
	Renee Zeising
	Ron Christensen
Absent:	Travis Williams
	Jay Spehar

3. Review and Approval of Minutes

Commissioner Renee Zeising motioned to approve the minutes of July 19th, 2007 (with changes); seconded by Commissioner Jack Larimore, motion passed unanimously.

4. Director/Commission Communications

Robert Gould, Community Development Director stated that originally the Stodghill amendment was scheduled for this meeting, but Mr. and Mrs. Stodghill, with his recommendation, withdrew their application.

Mr. Gould, updated the commission on the Rules of Procedure for the Hearing Officer and stated that the Board of Supervisors had remanded it back to the commission for further review.

Mr. Gould stated the Intergovernmental Agreement with the Arizona Department of Real Estate was adopted by the Board of Supervisors on July 31st, 2007. Gila County was the first county to sign the agreement.

Commissioner Renee Zeising requested staff to email a copy of the Rules of Procedure and a copy of the Intergovernmental Agreement w/ADRE.

5. **CUP-07-01 H & T Trading Post (Owners: Pete Hammond & Carolyn White)**: Requesting a conditional use permit to allow an outdoor recreation supply business. Property is located 6024 Calle de Loma, Miami, AZ; Gila County Parcel 206-03-162B and 206-03-163A; Section 29, T1N, R15E of the G&SRM.

Robert Gould, Community Development Director stated that this item was presented to the commission last month but the property was not posted so the item had to be properly posted and re-heard. There were no changes or new complaints filed.

Commissioner Renee Zeising moved to approve the conditional use permit with the same stipulations previously recommended and the completion of the Engineering Department completing their survey/abandonment:

1. The outdoor recreation supply business shall meet the standards for cottage industries.
2. Tax parcels 206-03-162B and 206-03-163A shall be combined into one tax parcel number to meet the zoning district standards and cottage industry standards.
3. Only fifty percent (50%) of the combined floor area of the dwelling and accessory buildings shall be utilized for the outdoor recreation supply business.
4. There shall be not outdoor displays of merchandise or storage of materials associated with the business.
5. All parking shall be accommodated on the subject property. Handicapped parking and accessibility shall be available for customers. The handicapped parking space and access aisle shall be of asphalt or concrete material and shall meet State requirements for size, configuration and signage.
6. The aggregate signage area for this cottage industry business shall be 24 sq. ft. Signs shall not be lighted in any manner.
7. The outdoor recreation supply business shall not be operated on Sundays and shall not be operated after 6:00 pm.
8. All business activities shall be conducted inside an enclosed building.
9. Failure to comply with the conditions one through eight above shall be grounds for zoning citations and possible revocation of this Conditional Use Permit.

Motion was seconded by Commissioner Ron Christensen. Motion passed unanimously.

6. Discussion on Board of Supervisors/Planning and Zoning Commission Work-study.

A handout was given to the commission prior to the beginning of the meeting regarding the joint session with the Board of Supervisors (see attachment). Chairman Don Ascoli asked the commission to read the document and stated that there was a PowerPoint presentation being prepared.

Commissioner Mickie Nye suggested there be a method for the Board of Supervisors to place items on the agenda also. Commissioner Renee Zeising agreed with Commissioner Nye.

Chairman Ascoli agreed and he will revise document to add a statement to that affect and send to the Board of Supervisors. The commission will look at meeting with the Board of Supervisors on September 26th, 2007 or October 3rd, 2007; Commissioner Ron Christensen is scheduled to be out of town but will check his calendar and let the Chairman what dates he's available.

Chairman Ascoli and Director, Robert Gould will work on the PowerPoint presentation to be used when meeting with the Board; when completed, a copy will be sent to the commission members.

7. Date & time for the next scheduled meeting

Tentatively scheduled for September meeting are the amendments to the Hearing Officer and Doll Baby Final Plat.

Due to the commission requesting Director Bob Gould invite one of the Board of Supervisors to the next meeting, he will determine location to make it convenient for the Supervisor to attend.

8. Adjournment

Vice Chairperson Lori Brown motioned to adjourn, motion seconded by Commissioner Renee Zeising, meeting adjourned at 10:55 am.