

**ACTIONS TAKEN
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY APRIL 10, 2008
6:30 PM**

4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
- a. **Approval of Minutes:**
No minutes for approval
 - b. **Set Next Meeting, Date and Time:**
May 1, 2008 – Regular Meeting
- On a motion by Hisrich, seconded by Butner, the Consent Agenda was unanimously approved as presented.
5. **Call to the Public for Items not on the Agenda**
There was no public input.

(Commissioner Burnside recused himself from the hearing on Item 6 because of a possible conflict of interest, and left the Council Chambers.)

6. **Public Hearing Discussion and possible Recommendation ZMC 2008-02: Submitted by Bradly Stevens, agent for the Verde Valley Congregation of Jehovah's Witness, owner of parcel 403-22-008, located off of Industrial Drive on an access easement at 1541 Peterson Road. The applicant is requesting the zoning to be changed from R1L-70 to M1. The Parcel Size is approximately 2.55 acres. (continued from 4/3/08 meeting)**
On a motion by Buchanan, seconded by Parrish, the Commission by a vote of 3-3 **denied** recommendation of ZMC 2008-02 change from R1L-70 to M1; with 'no' votes by **Hisrich, Butner and German**.

On a motion by Buchanan, seconded by Butner, the Commission voted unanimously to recommend that ZMC 2008-02, an application requesting a change from R1L-70 to M-1, be resubmitted by Bradly Stevens, agent for the Verde Valley Congregation of Jehovah's Witnesses, to request a change from R1L-70 to either C-1, C-2 or C-3.

COMMENT FROM OTHER PERSONS
(Comments are summarized in the Minutes.)
Frances Benigar
Ken Stokes

APPLICANT'S REBUTTAL

Mr. Stevens said he appreciated the neighboring concerns, adding that parcel had been set aside for M-1 and everything around it is M-1. Mr. Stevens said that the applicants have no prospective buyers, other than one individual who has indicated possible interest in the parcel for a commercial use, such as retail or restaurant. Mr. Stevens confirmed that there are two wells on the property, and he believes there was a septic system.

(Commissioner Burnside returned to the Council Chambers at 7:49 p.m. and remained present for the remainder of the meeting.)

7. **Public Hearing, discussion and possible recommendation to of approval on AMD 07-05: Amendment to Section 118 of the Town of Camp Verde Planning and Zoning Ordinance, Sign Ordinance, to allow for Temporary “A” - Frame signs by amending the following portions of Section 118: III Definitions - adding a definition of Temporary “A” Frame Signs; IV.A2 Prohibited Signs – adding an exception for Temporary “A” Frame Signs and VII.A10 Temporary Signs – adding criteria for “A” Frame Signs.**

On a motion by Butner, seconded by German, the Commission voted 6-1 to recommend approval of AMD 07-05, Amendment to Section 118 of the Town of Camp Verde Planning and Zoning Sign Ordinance, with the following amendments as discussed; with a ‘no’ vote by Buchanan.

Section VII.A., Paragraph 10.m., end with the second sentence, as follows: “...will result in the immediate removal of an ‘A’ frame sign by the Town of Camp Verde Code Enforcement Officer,” with the remainder of that paragraph stricken.

Replace Paragraph 10.g. as follows: “The applicant shall sign an Indemnity Agreement as provided by the Town of Camp Verde, indemnifying the Town of Camp Verde from any and all claims arising from the placement of the A-Frame sign and releasing the Town of Camp Verde from any and all liability arising from the placement of the A-Frame sign.”

“Town Site Area” to be defined as: Circle K down Main Street to the Liquor Store at General Crook Trail.

On a motion by Butner, seconded by Hisrich, the Commission voted 6-1 to amend the original motion to add an amendment to the subject sign ordinance to allow for the placement of A-Frame signs between the Circle K at Arnold Street and General Crook Trail, and **amend 10.c. to add, “... with the exception of those businesses that already have existing monument signs”**; with a ‘no’ vote by Buchanan.

There was no public input.

8. **Discussion on AMD 2007-08: Amending Section 108F Accessory Uses and Structures to allow for the use of shipping containers as accessory structures in residential and commercial zoning districts.** *(continued from 4/03/08 mtg.)*

On a motion by Butner, seconded by Hisrich, the Commission voted unanimously to continue Item 8 to the next available meeting.

9. **Presentation and Discussion of Establishing a Water Conservation Plan for the Town of Camp Verde as directed by Council.** *(continued from 4/03/08 mtg.)*

On a motion by Parrish, seconded by Buchanan, the Commission voted unanimously to continue Item 9 to the next available meeting.

10. **Commission Informational Reports:**

Buchanan announced that the Verde Valley Water Users annual meeting is

scheduled for next Friday at 7:00 p.m. at Oak Creek School off Page Springs Road.

Parrish reminded everyone about the opportunity to have mail carried by the upcoming Pony Express ride; the letters are due by April 27th.

11. Staff Report

There was no staff report.

12. Adjournment

On a motion by Butner, seconded by Burnside, the meeting was adjourned at 9:03 p.m.