

MINUTES
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY MARCH 03, 2011
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Chairperson Butner, Vice Chairperson Norton, Commissioners Hisrich, Buchanan, Parrish, Freeman and Hough were present.

Also Present: Acting Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Parrish.

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:**
February 17, 2011 Special Session
 - b. **Set Next Meeting, Date and Time:**
March 17, 2011 Special Session
March 24, 2011 Special SessionOn a motion by Hough, seconded by Hisrich, the Consent Agenda was unanimously approved as presented, deleting the March 17, 2011 meeting as noted.

Asst. Planner Owens confirmed that the March 17, 2011 Special Session has been canceled; that will be removed from the Consent Agenda. Commissioner Hough requested confirmation that he would have 14 days to review the revisions made to the Code; Jenkins confirmed that he would.

5. **Call to the Public for Items not on the Agenda**
There was no public input.

6. **Public Hearing, Discussion, consideration and possible recommendation to Council for UP 2011-01:** An application submitted by John & Margaret McReynolds for early renewal of their current Use Permit Resolution 2004-588, due February 2014, on parcel 404-18-171H, property also known as "Campo De Ensueno", a private party event site, that includes the operation of a commercial kitchen for catering of private parties.
The current Use Permit includes:
 - All events to end at 10:00 pm.
 - Limited to eight (8) night events a month.

- No sale of alcohol without license or permit.
- Retail sales limited to Western paraphernalia.

Proposed additional uses:

- Option of four (4) events per year to end at midnight 12:00 pm.
- Unlimited celebrations of life, government sponsored meetings and non-profit organizations and all indoor events.
- Retail sales of yard decorations, antiques and collectables.
- Retail sales of site grown seedling trees, flowers and natural native plants & vegetables.
- No time limit on the Use Permit and transferable to new parties pending approval of the Town Council.

This request comes with the understanding that any future additional, or change in uses, must come before the Planning & Zoning Commission and Town Council for approval. Property is located at 115 W. Camp Lincoln Rd.

On a motion by Parrish, seconded by Freeman, the Commission unanimously recommended to Council approval of an application submitted by John & Margaret McReynolds for Use Permit 2011-01 on Parcel 404-18-171H, property also known as "Campo De Ensueno," a private party event site, that includes the operation of a commercial kitchen for catering of private parties; this request comes with the understanding that any future additional, or change in uses, must come before the Planning & Zoning Commission and Town Council for approval; property is located at 115 W. Camp Lincoln Rd.

The Use Permit is to include:

- All events to end at 10:00 p.m. with an option of four (4) events per year to end at midnight (12:00 p.m.)
- Limited to eight (8) night events a month.
- Unlimited celebrations of life, government sponsored meetings and non-profit organizations and all indoor events.
- Retail sales of Western paraphernalia, yard decorations, antiques and collectibles.
- Retail sales of site grown seedling trees, flowers and natural native plants and vegetables.
- No sale of alcohol without license or permit.
- Use permit in perpetuity.

STAFF PRESENTATION

Asst. Planner Owens reviewed the purpose and background information in connection with the subject request. The application is submitted in response to a request from the Camp Verde School District to accommodate a proposed function in April of this year. The School District is requesting that they be able to continue the event past the current stipulation of 10:00 p.m., to conclude at 12:00 midnight. The current Use Permit will expire in 2014; the application for a new Use Permit includes the additional uses listed above, including no limit on the term of the new Use Permit. In the past 10 years, the Community Development Department has received no complaints. A neighborhood meeting was held on Thursday, February 17, 2011, and letters were mailed or delivered to neighbors within 300', and the information posted on the property as required. The six neighbors in attendance at the meeting all indicated support of the proposed uses. No comments were received from the agencies contacted, except for the recommendation from Yavapai County Environmental Services for additional temporary facilities to prevent overload of the existing septic systems if 60 or more guests are anticipated. The School District will provide their comments

following their Board meeting on March 8th; those comments will be forwarded to the Town Council for the meeting of March 16, 2011.

APPLICANT'S STATEMENT

Commission Discussion

John McReynolds explained that when the project was originally started he said what he was going to do, and he believes that he has accomplished what he had promised in working with the General Plan and achieving the rural atmosphere. Mr. McReynolds said that although the original zoning would have allowed seven houses on his property, he elected to have it down-zoned in order to be able to use the property as he wanted, and to preserve the site as much as possible, keeping a valuable piece of real estate for Camp Verde. There have never been any problems with neighbors. In order to hold the School District function, with the later ending time, the ordinance requires a new Use Permit, and that is why he has made the application now instead of waiting out the remaining two years on the current one.

The Commission discussed with the applicant the additional uses being requested, including the unlimited "celebrations of life," for example, memorial services held in connection with funerals, and other community and agency meetings, all of which would be held in the daytime. Butner questioned the statement in connection with requesting the Use Permit in perpetuity, "and transferable to new parties pending approval of the Town Council." Mr. McReynolds explained that he added that to be totally transparent, as a way to let the public know that such approval would be necessary in the event of sale of the property. Butner requested that the phrase be deleted since requiring approval of the Council would be a given under the ordinance. There was some additional discussion regarding the School District event being planned for April.

For the record, Parrish said he has been to several events at the property, especially the Camp Verde Cavalry event, and wanted everyone to know that Mr. McReynolds holds very nice events, and always goes far beyond what is asked of him; everyone is real proud of John.

7. Public Hearing, Discussion, Consideration and possible recommendation to Council for proposed revisions to the Planning and Zoning Ordinance and Subdivision Regulations.

On a motion by Norton, seconded by Buchanan, the Commission unanimously voted to continue Item 7 to the scheduled meeting on March 24, 2011.

8. Commission Informational Reports:

There were no Commission informational reports.

9. Staff

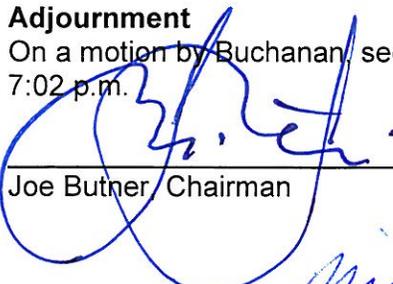
Owens noted that the meeting previously scheduled for March 10, 2011 has been canceled, as well as the March 17th meeting.

Jenkins explained that the delay in providing the revisions for review on March 10th became necessary after realizing that the existing chaining down of uses could cause a problem with being able to regulate the location of medical marijuana dispensaries. In order to prevent that chaining effect, and put the dispensaries in specific districts, based on the Marshal's recommendation, it has been necessary to work on a large transfer of text. Staff will have the changes

ready on March 10th for the Commissioners for review, and then brought back for hearing on March 24, 2011. Hough suggested that the medical marijuana issue be allowed by Use Permit. There was a brief discussion regarding that option, including requiring a specific zoning district plus a Use Permit.

10. Adjournment

On a motion by Buchanan, seconded by Parrish, the meeting was adjourned at 7:02 p.m.



Joe Butner, Chairman

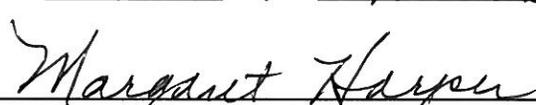


Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 3rd day of March 2011. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 31st day of March, 2011.



Margaret Harper, Recording Secretary