MINUTES
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS STE. 106
THURSDAY JANUARY 03, 2013
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**
Vice Chairperson Blue called the meeting to order at 6:30 p.m. He welcomed Brad Gordon, newly appointed Commissioner to replace Joe Butner, whose term has expired, noted that Commissioner Hisrich is back, and that Commissioner Parrish was absent

2. **Roll Call**
Vice Chairperson Blue, Commissioners Hisrich, Gordon, Norton, Freeman and Hough were present; Commissioner Parrish was absent.

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

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

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:**
      12-06-2012 Special Session
   b. **Set Next Meeting, Date and Time:**
      As Needed

On a motion by Hisrich, seconded by Norton, the Consent Agenda was unanimously approved as presented; except that Commissioner Gordon abstained from the vote since he had not yet been a member.

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

6. **Election of Officers.**
On a motion by Blue, seconded by Hisrich, the Commission voted unanimously to elect Chip Norton as Chairperson.

On a motion by Norton, seconded by Hough, the Commission voted unanimously to elect Greg Blue as Vice Chairperson.

Vice Chairperson Blue introduced this item, Election of Officers, and with no further discussion the foregoing actions were taken; newly-elected Chairperson Norton then presided over the remainder of the meeting.

7. **Public hearing, discussion and possible recommendation to Council on an application submitted by the Gregory Blue, owner of parcel 404-26-032, requesting a Zoning Map Change, project # 20120238, to go from R1-10 (Residential) to RS (Residential and Services) for approximately 1.37 acres located at 671 S. 4th St.** (Continued from December 6, 2012 meeting)

(NOTE: Since this issue pertains to property owned by Vice Chairperson Blue, he announced that he was recusing himself, and stepped down from his seat of office.)

On a motion by Hisrich, seconded by Hough, the Commission unanimously recommended that Council approve a Zoning Map Change for parcel 404-26-032 to go from R1-10 (Residential Single Family) to RS (Residential & Services) to bring the property into compliance with the current Planning & Zoning Ordinances; parcel is approximately 1.37 acres located at 671 S. 4th Street, Camp Verde, Arizona.

STAFF PRESENTATION
Asst. Planner Jenna Owens reviewed the background of the subject property, Sunland RV Park, now owned by Gregory Blue, who purchased the property with the intent of providing long term and affordable housing. Pursuant to the current Planning & Zoning Ordinance, the existing R1-10 zoning does not allow for Recreational Vehicle Parks. Mr. Blue would like to bring the property into compliance and make improvements; by rezoning to the RS District, Recreational Vehicle Parks would be allowed, with a Use Permit. Following approval of the Zoning Map Change, an application for a Use Permit will be submitted to set stipulations for the use of the property.

The applicant and staff have completed the required notifications to Agencies and adjacent property owners. The required public meeting was held on October 18, 2012, in order for the property owners to express their concerns and comments, none of which were directly related to the Zoning Map Change; those comments were noted in the staff report that was included in the agenda packet.

There was no further Commission discussion.

(NOTE: Following the action taken, Vice Chairperson Blue returned to his seat on the Commission at 6:41 p.m.)

8. **Public Hearing, Discussion and possible recommendation to Council on a Use Permit application submitted by Mr. Adam Brixius of Clear Blue Services, agent for GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. This Use Permit application, if approved by the Town Council, will replace the current Use Permit to allow for the addition of a Wireless Tower at the Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.**
On a motion by Hough, seconded by Blue, the Commission voted unanimously to table this item indefinitely, up to a three-month period.

Community Development Director Jenkins announced that the agent for the Rancho Verde RV Park has requested a postponement of this item for an indefinite period, up to three months, to be rescheduled at a convenient time. The applicant is requesting the additional time in order to further educate the public on the proposed addition of a Wireless Tower at the Park, and to address any concerns prior to further consideration by the Commission or the Council.

9. **Public Hearing, Discussion and possible recommendation to Council on an application submitted by Mr. Adam Brixius and/or Mr. Andy Livingston, of Clear Blue Services, agents for AT&T Mobility, for a Use Permit to place a 90' Wireless Tower on property owned by GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.**
On a motion by Hough, seconded by Blue, the Commission voted unanimously to table this item indefinitely, up to a three-month period.

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

11. Commission Informational Reports:
Commissioner Hisrich congratulated Chairperson Norton on his election, predicting that he will do a wonderful job in that capacity.

Commissioner Hough welcomed new Commissioner Gordon, but commented on the possibility of a short term since Gordon had pulled a packet to run for Town Council.

Commissioner Gordon said that he was pleased to serve, and to be able to give back to the community.

12. Staff
Jenkins gave a comprehensive update on the issue of contracting for services in connection with abatement of nuisances ranging from unsightly properties with trash and overgrown weeds, to properties with dangerous buildings. He pointed out that improving properties in the Town is a crucial factor in helping to promote economic development, and commented on the excellent job being done by the Code Enforcement officers. Jenkins detailed the problems with abandoned properties and the difficulty of working with the lending institutions and banks trying to determine ownership, and the subsequent imposition of liens on the properties in order to recover the costs and expenses incurred by the Town in making the necessary corrections. Jenkins added that the contractors selected will be signing the contracts shortly.

13. Adjournment
On a motion by Hough, seconded by Hisrich, the meeting was adjourned at 7:04 p.m.

Chip Norton, 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 January 2013. I further certify that the meeting was duly called and held, and that a quorum was present.
Dated this 7th day of February, 2013.

Margaret Harper, Recording Secretary