

ACTIONS TAKEN
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY MARCH 03, 2011
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:**
February 17, 2011 Special Session
- b. **Set Next Meeting, Date and Time:**
March 17, 2011 Special Session
March 24, 2011 Special Session

On a motion by Hough, seconded by Hisrich, the Consent Agenda was unanimously approved as presented, deleting the March 17, 2011 meeting as noted.

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.

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.