

ACTIONS TAKEN
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY APRIL 7, 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:**

March 31, 2011 Special Session

b. **Set Next Meeting, Date and Time:**

As needed

On a motion by Freeman, seconded by Buchanan, the Consent Agenda was unanimously approved as presented, with the next meeting set for April 14, 2011, as needed.

Asst. Planner Owens noted that she has scheduled a meeting to be held on April 14, 2011, in the event that it becomes necessary.

5. **Call to the Public for Items not on the Agenda**

(Comments from the following individual are summarized.)

Alan Williams said he wanted to speak regarding accessory structures; as an example, he said he owns a building on a lot next door, and bought another lot. He wants to put a shed on the lot, and since it is not 2-1/2 acres the lots have to be combined in order to build a storage shed. Later they want to build a house on that lot, and would then have to "re-separate" the acreage. He said he is not just speaking for himself, but others as well, if someone wants to build a shed for storage on their property, not for a living space, but for storage only.

The Commissioners then discussed with Mr. Williams the issue he had presented. Mr. Williams confirmed that he was speaking primarily on behalf of the actual property owners who live in Phoenix; the proposed shed would be in anticipation of building a home on the lot in the future. There was an in-depth discussion with Mr. Williams, with input from staff, regarding the issue of proposing to build an accessory building with no primary use in place on the particular piece of property.

Greg Blue commented that he believes the property owners could appeal to the Town for a variance; however, staff explained that a variance could not be granted since the problem would have been self-imposed.

It was subsequently suggested that the following agenda item involving revisions to the Planning & Zoning Ordinance would allow for further discussion of the issue presented by Mr. Williams.

There was no further public input.

6. **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 Hisrich, seconded by Buchanan, the Commission voted 5-1 to **strike all of Section 401.A.**; Freeman abstained.

On a motion by Buchanan, seconded by Norton, the Commission voted unanimously to accept Section 404 as written.

7. Commission Informational Reports:
There were no Commission informational reports.

8. **Staff**

Owens said that the Council meetings will be scheduled for April 27, May 11 and May 25. Martin said that if the Commissioners have any concerns to be sure to let staff know by May 5th in time for the Council meeting. Owens added that the Council meetings have been advertised as having a majority of the P&Z Commission in attendance.

9. **Adjournment**

On a motion by Buchanan, seconded by Freeman, the meeting was adjourned at 9:02 p.m.