

**MINUTES DRAFT**  
**Regular Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE COUNCIL CHAMBERS**  
**THURSDAY JUNE 7, 2012**  
**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 Blue, Commissioners Hisrich, Norton, Freeman and Hough were present; 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 Hisrich.
  
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:**  
April 5, 2012 Special Session (continued from May 3, 2012 mtg.)  
May 3, 2012 Regular Session
  - b. **Set Next Meeting, Date and Time:**  
As NeededOn a motion by Norton, seconded by Blue, the Consent Agenda was unanimously approved as presented.
  
5. **Call to the Public for Items not on the Agenda**  
(Comments from the following individual are summarized.)  
**Sam Reidl** said that he had appeared before the Commission previously regarding the issue of the difference between a modular, or manufactured home, and a site-built home. Mr. Reidl wants to know what the zoning is now, why it is, and why it changed. He will go as far as he has to go to get an answer; it is an unresolved item  
  
There was no further public input.
  
6. **Public Hearing, Discussion and Possible Recommendation to Council for Text Amendments to the Town of Camp Verde Planning & Zoning Ordinance under Part Two, Section 203 (Use Districts), adding an item to Permitted Uses and Structures of Microbreweries and Wineries for the C2, C3, M1 and M2 Districts. Also, under Part Three, Section 306, Item B (Mobile/Manufactured Home and Recreational Vehicle Park Standards), Item B.1.4, B.2.a & B.2.b changing the Agency responsible for issuing a Mobil Home Rehabilitation permit from the Town of Camp Verde to the Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing and removing the allowance to move a Mobil Home that was previously outside the Town limits into the Town. Staff: Mike Jenkins**  
On a motion by Norton, seconded by Hough, the Commission unanimously recommended approval of the text amendments to the Planning and Zoning Ordinance to

include as a Permitted Use Microbreweries and Wineries in the C2, C3, M1 and M2 Zoning Districts with the restrictions that are noted.

On a motion by Freeman, seconded by Norton, the Commission unanimously voted to continue consideration of Section 306 – Mobile/Manufactured Home Parks to the next scheduled meeting of the Planning & Zoning Commission.

Community Development Director Jenkins explained that staff has determined that certain permitted uses need to be updated in order to meet the needs of the growing microbrewery and winery industry in the Town of Camp Verde. Research into venues throughout the state and other communities has found that microbreweries and wineries are being created within the C-2 Districts. The brewing is a quiet process behind closed doors, no outside storage, and has no adverse impact on the residential community. Jenkins said that the Commission is being asked to consider the changes indicated in the packet material, which he briefly reviewed. There was also a brief discussion regarding a possible noise issue from patrons enjoying the on-site consumption of beverages.

**Steve Goetting**, from The Horn, spoke on behalf of the local microbreweries and wineries. During his presentation he displayed an example of one of the local products that are being sold throughout 35 states and pointed out the label stating that the product is manufactured in the Town of Camp Verde. Mr. Goetting also explained the quiet brewing process, noting that it is not really a day-to-day process.

#### **Commission Discussion**

After a brief discussion regarding the two separate issues on the agenda, the zoning text changes and the revisions regarding mobile/manufactured homes, the Commission decided to first consider the subject of the zoning text changes as to microbreweries and wineries. Jenkins reviewed the text amendments, explained why they are being recommended, and pointed out the changes made to the C-2, C-3 and M1 and M2 Districts to include, as well as regulate, the addition of microbreweries and wineries and the manufacturing and processing of beer or wine for on-line consumption or wholesale distribution.

Following discussion on the recommended text amendments, the Commission next addressed the proposed revisions to Section 306 regarding mobile/manufactured homes. Jenkins presented an overview of the changes, in particular the transfer of responsibility for issuing rehabilitation permits from the Town of Camp Verde to the Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing; Jenkins added that a mobile home is defined as any manufactured home constructed prior to June 15, 1976. There was some concern expressed in regard to Item 2.b. that provided that “no mobile home may be moved into the Town of Camp Verde,” even though it had been rehabbed and certified by the State of Arizona. The members discussed at length the question of whether the Town would have the right to prevent such a mobile home from being moved into the Town of Camp Verde.

#### **PUBLIC INPUT**

(Comments from the following individuals are summarized.)

**Ed Collins** said he is wondering why the Town would give up its power to the State, giving it the right to dictate the rules. *Chairperson Butner briefly addressed the speaker's concerns and explained how such power is created and takes precedence, beginning with the Federal government.*

**Sam Riedl** stated his belief that the Commission would not listen to him, anyway, since the members all have their minds made up; he thanked the Commission and left the Chambers.

There was no further public input.

Continuing the discussion, there was a suggestion that language be added to Item 2.b., stating, "...unless certified by the Office of Manufactured Housing." The members generally agreed that the intent of Item 2.b. was not necessarily to limit affordable housing, but to prevent any more unsightly older mobile homes from being brought into the Town. Questions were raised as to whether a rehabbed unit could be reclassified as a newer model, upgrading it from the June 15, 1976 definition, whether the rehab included not only safety upgrades, but cosmetic changes as well, and on what legal basis would the Town be able to ban the mobile homes. After further discussion and agreement that more information is needed in order to make any recommendation, it was agreed that staff will research the questions raised, including the question of the legality of the proposed ban. It was decided that consideration of the proposed revisions to Section 306 will be continued to the next scheduled meeting of the Commission; staff will provide the requested further information for review.

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

There was no public input.

**8. Commission Informational Reports:**

Butner reminded everyone of the Frontier Days Rodeo in Prescott on June 28, ending on July 4<sup>th</sup>; it will be the 125<sup>th</sup> Frontier Days Rodeo, coinciding with Arizona's Centennial Celebration; everyone was urged to attend the event.

**9. Staff**

There was no staff report.

**10. Adjournment**

On a motion by Hough, seconded by Hisrich, the meeting was adjourned at 7:46 p.m.

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Joe Butner, Chairman

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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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 7<sup>th</sup> day of June 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Margaret Harper, Recording Secretary