

**ACTIONS TAKEN  
REGULAR SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE COUNCIL CHAMBERS  
THURSDAY MARCH 06, 2008  
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 07, 2008 – Regular Session
  - b. **Set Next Meeting, Date and Time:**  
March 13, 2008 – Regular Session  
April 03, 2008 – Regular Session
- On a motion by Parrish, seconded by Burnside, the Consent Agenda was unanimously approved as presented.

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

6. **Public Hearing Discussion and possible Recommendation GPA 2007-03: Submitted by S.E.C, Inc, (Krista Cline) agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the land use map to be changed from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be known as Verde Highlands. The subject parcel 404-28-026E is approximately 1.06 acres.**  
On a motion by Buchanan, seconded by Parrish, the Commission voted unanimously to recommend that Council approve GPA 2007-03, submitted by S.E.C. Inc. (Krista Cline) agent for David Meier, owner of Parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner, changing the land use map from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be known as Verde Highlands; the subject parcel 404-28-026E is approximately 1.05 acres.

**COMMENT FROM OTHER PERSONS**

(Comments from the following individuals are summarized in the Minutes.)

**Noah Green**  
**Eli Arnett**

There were no further comments.

7. **Public Hearing Discussion and possible Recommendation ZMC 2007-05: As submitted by S.E.C., Inc. (Krista Cline), agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the Zoning Map Change to be changed from R-2 to C2-2 for the purpose of developing a Commercial Plaza to be known as Verde Highlands. The subject parcel 404-28-026E being approximately 1.06 acres.**  
On a motion by Buchanan, seconded by Parrish, the Commission voted

unanimously to recommend that Council approve ZMC 2007-05, as submitted by S.E.C., Inc. (Krista Cline), agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner; the applicant is requesting the Zoning Map Change to be changed from R-2 to C2-2 for the purpose of developing a Commercial Plaza to be known as Verde Highlands; the subject parcel 404-28-026E being approximately 1.06 acres.

- 8. Public Hearing Discussion and Possible Recommendation on ZMC 2008-01: An Application submitted by Wesley Properties, LLC, Jack Sheehan, agent for Arc Property Investments, LLC, Francis Champion, owner of parcel 404-28-104G located on the west side of 7<sup>th</sup> Street, on the north side of Hollamon Street and the east side of Cliffs Parkway. The applicant is requesting the zoning to be changed from R2-1 to C2 for the purpose of developing a Commercial complex on 1.68 acres to include a restaurant and retail – professional offices.**

On a motion by Buchanan, seconded by Parrish, the Commission voted unanimously to recommend that Council approve ZMC 2008-01, an Application submitted by Wesley Properties, LLC, Jack Sheehan, agent for Arc Property Investments, LLC, Francis Champion, owner of parcel 404-28-104G located on the west side of 7<sup>th</sup> Street, on the north side of Hollamon Street and the east side of Cliffs Parkway; the applicant is requesting the zoning to be changed from R2-1 to C2 for the purpose of developing a Commercial complex on 1.68 acres to include a restaurant and retail – professional offices.

- 9. Public Hearing Discussion and possible Recommendation ZMC 2008-02: Submitted by Bradly Stevens, agent for the Verde Valley Congregation of Jehovahs Witness, owner of parcel 403-22-008, located off of Industrial Drive on an access easement at 1541 Peterson Road. The applicant is requesting the zoning to be changed from R1L-70 to M1. The Parcel Size is approximately 2.55 acres.**

On a motion by Buchanan, seconded by Burnside, the Commission voted unanimously to continue this Item 9 to the meeting scheduled for April 3, 2008.

#### **COMMENT FROM OTHER PERSONS**

(Comments from the following individuals are summarized in the Minutes.)

**Ken Stokes**

**Frances Benigar**

There were no further comments.

- 10. Discussion on AMD 2007-05: Amendment to Section 118.IVA to prohibit or limit A-Frame Signs and Section 103 Definitions adding “A-Frame Sign”. (This item was tabled at the 2-07-08 Commission meeting and scheduled for this meeting)**

On a motion by Buchanan, seconded by Parrish, the Commission unanimously voted to continue Item 10 to the next meeting.

- 11. Discussion on AMD 2007-08 the use of shipping containers as accessory buildings in Camp Verde: Amendment to Section 108 F.2 Accessory Buildings.(This item was tabled at the 2/07/08 Commission meeting and scheduled for this meeting)**

On a motion by Burnside, seconded by Buchanan, the Commission unanimously voted to continue Item 11 to the next meeting.

**12. Commission Informational Reports:**

Buchanan expressed condolences from all for Commissioner German's loss of her husband.

Burnside shared a memo from Councilor Garrison who has suggested arranging a Work Session involving the P&Z Commission and the Council regarding effective communication. *Staff responded that the request has been noted.*

**13. Staff Report**

Paulsen reported that Commissioner German has indicated that she will be serving her term on the Design Review Board as appointed.

Paulsen also reported on the request from Council regarding the P&Z Commission addressing the subject of water conservation.

**14. Adjournment**

On a motion by Buchanan, seconded by Parrish, the meeting was adjourned at 8:53 p.m.