

PLANNING COMMISSION
AUGUST 23, 2011

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, AUGUST 23, 2011, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Special Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, August 23, 2011, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Jorge Olguin	Present
Vice Chairperson	Jack Van Wye	Excused
Commissioners	Vic Viarengo	Present
	Karen Daniels	Present
	Dave Puzas	Excused

Staff:

Community Development Director	Sherry Bailey
Clarkdale Sustainability Park Project Mgr.	Jodie Filardo

Others In Attendance: None.

AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: The Community Development Director called roll.

AGENDA ITEM: PUBLIC COMMENT: - The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to **FIVE MINUTES**.

AGENDA ITEM: MINUTES: Consideration of the Regular Meeting Minutes of July 19, 2011. Commissioner Daniels motioned to approve the Regular Meeting Minutes of July 19, 2011. Commissioner Viarengo seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson & Members Special Events Report: Commissioner Daniels gave a report from the General Plan Update Committee regarding the community awareness campaign for the ratification of the General Plan. Postcards utilized as an informational tool will assist to get the word out to the public. The Block Captain concept for sharing information was discussed.

Staff Report: The Community Development Director stated the Planning Commission is invited to participate with the General Plan Update Committee in their project.

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NEW BUSINESS

AGENDA ITEM: WORKSESSION: Tejido Plan and Central Business District Revitalization.

The Community Development Director provided the Commissioners a map outlining the Central Business Area. In their meeting packets was the Tejido Plan – a 54 page handout that covers in various phases, the revitalization of the Central Business District.

The Plan's High Points:

-The Tejido Plan – Phase One: The primary goal of phase one is to embellish the existing feel of the commercial district, making it a more inviting place for the people of Clarkdale to do their daily business. The long run effect of these changes will be to eventually raise the interest of investors who might have otherwise looked past Clarkdale as a good location for new commercial development.

-Phase Two: Phase two builds on the improvements in phase one by offering a new dimension of development. Whereas phase one was centered on the streetscape, phase two incorporates a new pedestrian circulation pattern that takes advantage of the existing alley ways behind Main Street. The idea is to offer a circulation pattern that allows users to access all businesses and areas of the downtown district without conflict from automobile users. New multi-use commercial buildings begin the infill process from the “inside out” along Main Street and fill the front half of the blocks to the north and northwest of the existing commercial building. These new buildings are designed to be double-faced, so businesses can be accessed either from Main Street or from the new pedestrian corridors created from old alleys.

-Phase Three: This demonstrates completion of the infill process begun in phase two. The addition of multi-use commercial buildings fill in the three main commercial center blocks. Phase three also deals with improvements to the park to accommodate more activities such as vendors and outdoor dining.

Each of these phases within the Tejido Plan has several diagrams and extensive details outlining the various concepts.

Jodie Filardo talked about the property owners Main Street Revitalization Project and the Future Focus II project with APS.

This being for discussion only, there were NO actions taken.

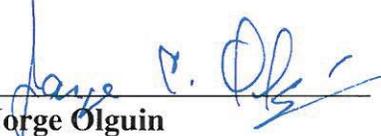
AGENDA ITEM: FUTURE AGENDA ITEMS:

-General Plan public hearing in September

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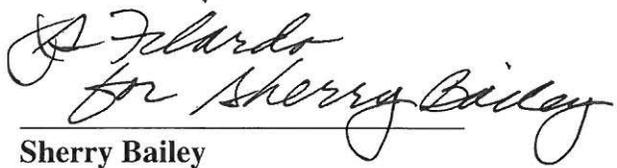
AGENDA ITEM: ADJOURNMENT: Commissioner Viarengo motioned to adjourn the meeting.
Commissioner Daniels seconded the motion. The motion passed unanimously. The meeting
adjourned at 7:10 p.m.

APPROVED BY:



Jorge Olguin
Chairperson

SUBMITTED BY:



Sherry Bailey
Community Development Director