

NOTICE: This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.

**NOTICE OF A REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, September 16, 2014 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

All members of the public are invited to attend.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 8th day of September 2014 at 9:00 a.m.

Dated this 8th day of September 2014 by:

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. **CALL TO ORDER:** [The Chairperson called the meeting to order at 4:04 p.m.](#)
2. **ROLL CALL:** [Director Filardo called roll.](#)
3. **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 comments to **FIVE MINUTES**.
4. **MINUTES:**
[Consideration of the Regular Meeting Minutes of August 19, 2014. The Chair entertained a motion to accept the minutes. Commissioner deBlanc motioned to approve the Regular Meeting Minutes of August 19, 2014. Commissioner Olguin seconded the motion. The motion passed unanimously.](#)
5. **REPORTS:**
 - a. Chairperson and Members Report
 - b. Director's Report
6. **NEW BUSINESS:**

PUBLIC HEARING: Discussion/possible action regarding a zone change request for an approximately 2.8 acre portion of assessor's parcel number 400-07-026F located at 701 S. Broadway Street in Clarkdale. The property owner is requesting a zone change from R2 (Single Family and Limited Multiple Family Residential) to C (Commercial) with limited uses. The Applicants is also proposing a lot line adjustment to connect Assessor's Parcel Number 400-07-026F to Assessor's Parcel Number 400-07-005 (different ownership) an approximately 9.5 acre commercially zoned

property to the north. This lot line adjustment will add approximately 0.41 acres to the amount of property being requested to be rezoned to Commercial.

-Staff Report:

-Applicant Presentation:

-Questions to Staff/Applicant:

-Open Public Hearing: [The Chairperson opened the Public Hearing.](#)

-Close Public Hearing: [The Chairperson closed the Public Hearing.](#)

CONSIDERATION AND POSSIBLE ACTION: Discussion/possible action regarding a zone change request for an approximately 2.8 acre portion of assessor's parcel number 400-07-026F located at 701 S. Broadway Street in Clarkdale. The property owner is requesting a zone change from R2 (Single Family and Limited Multiple Family Residential) to C (Commercial) with limited uses. The Applicants is also proposing a lot line adjustment to connect Assessor's Parcel Number 400-07-026F to Assessor's Parcel Number 400-07-005 (different ownership) an approximately 9.5 acre commercially zoned property to the north. This lot line adjustment will add approximately 0.41 acres to the amount of property being requested to be rezoned to Commercial.

ACTION: [Commissioner deBlanc motioned to recommend approval of the zone change request with limited commercial uses as included in the staff report and modifying use #7 to read 'There shall be no outdoor activity on the property after 9:00 p.m.'](#) Commissioner Olguin seconded the motion. The motion passed unanimously.

7. OLD BUSINESS:

WORKSESSION: DISCUSSION AND POSSIBLE ACTION: Regarding development of area-specific plans and infrastructure development plans for the following areas: SR89A Corridor, Broadway Corridor, Bitter Creek Industrial area and Arts & Entertainment District.

ACTION: Staff was directed to proceed as proposed in the staff report.

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT: The Chair entertained a motion for adjournment. [Commissioner Olguin motioned to adjourn the meeting.](#) [Commissioner deBlanc seconded the motion.](#) The motion passed unanimously. The meeting adjourned at 5:40 p.m.