

Minutes of a Special Meeting of The Common Council of The Town of Clarkdale
Held on Monday, March 24, 2003, in the
Men's Lounge of the Clarkdale Memorial Clubhouse, Clarkdale, Arizona.

A Special meeting of the Common Council of the Town of Clarkdale was held on Monday, March 24, 2003 at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse.

Town Council:

Mayor	Michael Bluff
Vice Mayor	Ellie Bauer
Councilmember	David Leibforth
	Rex Williams
	Tom Groom (absent)

Planning Commission:

Chairperson	Prud'homme-Bauer
Vice Chair	Dodendorf
Commissioners	Brunsmann (absent)
	Hansen
	Sammarco

Staff:

Town manager	Gayle Mabery
Town Clerk	Joyce Driscoll
Planning Director	Lyle Richardson
Planner II	Stephen Brown
Planner I	Ry Smith
Planning Assistant	Linda Noland

Others in attendance: Robyn Prud'homme-Bauer, Sandy Martin, and others who did not sign in or whose names were illegible.

CALL TO ORDER - Mayer Bluff called the meeting to order at 6:04 p.m. and noted that Council Member Groom was absent.

Planning Commission was called to order by Chairperson Prud'homme-Bauer at 6:05 p.m and noted that Commissioner Brunsmann was absent.

PUBLIC COMMENT: None

WORK SESSION ON THE PROPOSED SITE PLAN REVIEW: Mayor Bluff stated that since the meeting of March 10, 2003, the Planning Department made the desired changes to the Site Plan Review Draft. Mayor Bluff suggested it would be best to go around the table one by one and have the input of the Council and Planning Commission members.

DISCUSSION FOLLOWED:

Commissioner Hansen: stated he felt the Site Plan Review Process is a necessary document and that it is proceeding the proper direction.

Council Member Leibforth: had no questions or comments, stating he liked the document.

Vice Chairperson Dodendorf: felt the document reflects an easy process for the developers to follow and it also covers the best interests of Clarkdale and the public.

Vice Mayor Bauer: felt the document is a superb testimony of the Planning Department and Planning Commission. Chairperson Bauer's one question dealt with the need and procedure for having "Public" review.

Commissioner Sammarco: stated the Planning Department strived for a palatable process in the Site Plan Review

Planning Director Richardson: made a presentation on the alternatives available for structuring the review process, detailed in his memo to Council.

Council Member Williams: stated he felt a lot of good work went into the Site Plan Review Process, but he also had concerns on "public hearings". Williams felt the Planning Commission need not be involved in the process, stating the main role of the Planning Commission is to review zoning codes and ordinances for changes. He feels the Planning Commission should not be required to hold a public hearing unless an issue arises and an appeal is called for. His chief objection is to the public hearing process being required and stated if it meets the code requirements, there should be no more issues.

Mayor Bluff: stated he does not believe the public should be involved in the review of the commercial development process.

Council Member Leibforth: feels there are other aspects then the strictly technical issues that may impact the public, and stated the general public has a right to comment and the public should have the option to ask questions. He mentioned that we recognize the difference between residential and commercial development in our codes in that each can impact at different levels. Most people in the community would not find it a reasonable to have a commercial project land in the community with no public review. Sometimes projects become the subject of referendum as a result of not including the public.

Council Member Williams: stated the General Plan lays out the industrial and commercial areas which were decided by the public, feeling it would be wrong to regress from the General Plan.

Commissioner Sammarco: agreed with Leibforth, stating she feels the need for open communication between the town and the public.

Vice Chairperson Dodendorf: feels there could be a problem involving public input, stating many of the public don't understand the technical process of reviewing commercial, industrial building.

Chairperson Prud'homme-Buaer: stated the Planning Commission did not look at the other alternatives to the management of the project reviews.

Planning Director Richardson: stated Staff put forward the proposal for the Planning Commission to hold public hearings because they felt the Planning Commission and the Council would want to have the public participation and it seems appropriate, feeling the public should be more involved in the Site Plan Review Process.

There was considerable debate about the use of the Design Review Board for the Site Plan Review process.

Vice Mayor Bauer: stated she would support whatever recommendation the Planning Commission makes.

With no further Council business, the Council

adjourned at 7:35 p.m.

Planning Commission continued with their meeting and further discussion.

Prud'homme-Bauer: felt the need to provide direction to Staff. Asking if the Planning Commission could go to the Design Review Board process and still require a notification if not a public hearing.

Richardson: stated that he would need to discuss with the Town Attorney just how far down the path to notification we can go without a hearing.

Planning Commission directed staff to prepare a draft of the process that includes the Design Review Board as the review authority, and that runs along their usual channels, but that also includes a clear advisory to the developers that they should be prepared to hold a neighborhood meeting.

With no further business, the meeting adjourned at 8:22 p.m.

REVIEWED:

Lyle Richardson, Planning Director

APPROVED:

Michael Bluff, Mayor

ATTESTED:

Joyce Driscoll, Town Clerk

APPROVED:

Robyn Prud'homme-Bauer, Chairperson

SUBMITTED:

Linda L. Noland, Administrative Assistant