

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 18th, 2005, IN THE MEN’S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, ARIZONA.

A SPECIAL meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, January 18th, 2005, at 6:00 p.m. in the Men’s Lounge of the Clark Memorial Clubhouse.

Planning Commission:

Chairperson	Susan Sammarco	Present
Vice Chairperson	Robyn Prud’homme-Bauer	Present
Commissioners	Dewey Reiersen	Absent
	Bob Noland	Absent
	Curt Bohall	Present

Staff:

Community Development Director	Steven Brown
Planning Manager	Beth Escobar
Planner II	Normalinda U. Zuniga
Administrative Assistant	Charlene Stockseth

Others in Attendance: None.

1. CALL TO ORDER

2. MINUTES: The minutes of November 15th, 2005, were signed with a correction. Commissioner Bohall made a motion that the minutes of December 13th, 2005, be corrected as follows: Vice-Chair Prud’homme-Bauer’s name was spelled incorrectly. Vice Chair Prud’homme-Bauer made a motion to approve the minutes as corrected. Commissioner Bohall seconded the motion. The motion passed unanimously.

3. REPORTS:

Chairperson’s Report: None.

Planning Director’s Report: The Planning Commission continues to work on remodeling the Town’s Commercial Zoning Code. In previous meetings, the Commission agreed to recommend three tiers of Commercial-Highway, Neighborhood and Central Business District, along with revised permitted uses, for approval to the Council.

Staff Comments:

Two major issues remain to be addressed:

Development Standards:

Having created three new tiers of permitted uses, staff asks that the Commission continue to work on creating new development standards for each tier.

Per the Commission's direction, staff researched some of the new smaller commercial developments in Cottonwood. Included in your packet is a copy of Cottonwood's Light Commercial Zoning Code. Staff will present a brief PowerPoint presentation highlighting how new commercial development in Cottonwood have interpreted this code.

Location of Commercial Zones:

Staff request that the Commission review those areas previously designated for potential zoning changes. The Commission may choose to select one of these areas to investigate fully what impact a zoning change will have on the area and the current property owners.

OLD BUSINESS:

4. COMMERCIAL ZONING WORKSESSION:

Planning Manager Escobar presented a Power Point presentation for Neighborhood Commercial Design Standards from Cottonwood, Arizona. The case study showed examples of Parking, Access, Innovative Design, Pedestrian/Vehicle Interaction, Access and Trash Disposal Receptacles/Utility Services.

There was much discussion on setbacks and how they would affect development. The commissioners discussed that there needs to be flexibility so there is not a "cookie cutter" development and the more flexible the Town is – the more attractive we become to developers. Also discussed was the fact that a developer can file a variance if they wanted to change these standards.

Suggested recommendations from the commission that was decided upon for staff were the following:

- Meet with neighborhood homeowners so they will have a better understanding of zoning requirements.
- Incorporate language in Commercial Zoning that will give the Town flexibility.
- Development Standards for the Central Business District would remain the same.
- Add churches to Conditional Uses Permitted under Central Business District.
- Add churches to Permitted Uses under Highway Commercial District.
- Add churches to Conditional Uses Permitted under Neighborhood Commercial District.
- Add to Any Other Use Not Listed any such other use determined by the planning director to be similar to those conditional Uses listed above and not detrimental to the public health, safety or general welfare. (The Board of Adjustment shall have authority to hear and decide appeals where it is alleged by the appellant that there is error in any order or decision made by an administrative officer of the Town of Clarkdale based on or made in the enforcement of the Zoning Ordinance).
- Change Development Standards for Highway Commercial and Neighborhood Commercial Maximum Building Height from 50 feet to 35 feet.

- Remove Minimum Lot Frontage of 200 feet and Minimum Lot Width of 120 feet from Development Standards for Highway Commercial and Neighborhood Commercial.
- Change Minimum Yard Setbacks for Highway and Neighborhood Commercial to: Front: 30 feet from state or federal highway right of way, rear 0.

The commercial zoning will be changed to reflect these recommendations and submitted for review at the next meeting.

ADJOURNMENT: With no further business to discuss the meeting adjourned at 7:30 p.m.

APPROVED BY:

SUBMITTED BY:

Susan Sammarco
Chairperson

Charlene Stockseth
Administrative Assistant