

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, MAY 16, 2005, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A regular meeting of the Planning Commission of the Town of Clarkdale was held on Monday, May 16, 2005, at 6:00 p.m., in the Men's Lounge.

**Planning Commission:**

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

**Staff:**

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

**Others in Attendance:**

1. **CALL TO ORDER:** Chairperson Sammarco called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Administrative Assistant Stockseth called roll.
3. **MINUTES:** The minutes of April 18, 2005, were approved as written.
4. **REPORTS:**  
**Chairperson's Report:** None.

**Staff Report:** Director Brown stated meetings have already been scheduled with some of the property owners of those parcels identified during the last meeting for zoning changes.

5. **PUBLIC COMMENT:** None.

**OLD BUSINESS**

6. **COMMERCIAL ZONING WORKSESSION:**

**Staff Report:** Director Brown stated staff has been working with the Commission for the past several months on potential revisions of the Zoning Ordinance and Zoning Map that will replace the single Commercial Zoning District with two new districts being the Neighborhood Commercial and Highway Commercial Districts.

The Commission has also been looking at the Central Business District as a part of this process, in an effort to determine whether additional changes would be supported to the Uses permitted in this district and to the areas to which it applies. During this meeting, the discussion will center on the Central Business District issues and what, if anything, needs to be done to bring it in line with the Goals of the General Plan 2002 Program.

Director Brown stated there has already been some discussion about expanding the Central Business district to include some of the properties along First South and perhaps Ninth Street, Tenth Street and Eleventh Street, and he would like to continue this discussion to see if there is any interest currently in moving forward with the proposal. It is not uncommon in the evolution of downtowns like this that as development pressure grows and a lot of the older homes on the village square move towards office uses and shops, etc. The area is zoned residential; we could prevent that transition by individual cases for rezoning or we could take a look at it now and see if there is not some new configuration for the Central Business District that the Commission might want to approach.

Commissioner Prud'homme-Bauer stated she wanted the Commission to take a look at this mainly because it is a mixture of zoning in what we consider the Central Business District. In the downtown area, we have industrial, residential and commercial. She thought it would be good to look at this as a whole and maybe consider having a zoned Central Business District. Commissioner Prud'homme-Bauer felt there should be some flexibility of mixed uses in that area.

Commissioner Noland felt the houses along the park would be a natural for turning into little shops and professional offices where there could be foot traffic.

Commissioner Prud'homme-Bauer also felt the Commercial areas along Broadway and Main Street to the Verde Canyon Railroad would be a good choice for the Central Business District and also have pathways to the Verde Canyon Railroad and to the bridge.

If the zoning were changed, the Commissioners were concerned about the homes keeping the same "flavor" of the original style. Director Brown stated that would be covered by the Design Review Board.

Director Brown stated the Commissioners could consider an Overlay District. An Overlay District could be created in the Central Business District where special design guidelines could be established.

Chair Sammarco stated that if the zoning were changed, staff need to make sure that information is disbursed to the public to educate them that changing the zoning to Central Business District does not mean the present residents must move.

The Commission directed staff to research the Overlay District and areas that could be included in the Central Business District and bring the findings to the next regular meeting.

Commissioner Prud'homme-Bauer motioned the meeting adjourn. Commissioner Noland seconded the motion. The motion was unanimous.

**ADJOURNMENT:** Commissioner Prud'homme-Bauer motioned to adjourn the meeting. Commissioner Noland seconded the motion. The motion passed unanimously. The meeting adjourned at 6:50 p.m.

APPROVED BY:

SUBMITTED BY:

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Susan Sammarco  
Chairperson

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Charlene Stockseth  
Administrative Assistant