

**THE PLANNING & ZONING ADVISORY COMMISSION
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR PUBLIC MEETING NOTICE
Thursday, January 5, 2012 6:00 P.M.**

**P&Z MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
DEWEY-HUMBOLDT, ARIZONA**

AGENDA SUMMARY

1. **Call To Order.** The meeting was called to order at 6:06 p.m. Vice Chair Bob Bowman presided.
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.** Made.
 - 2.2. **Oath of Office.** Swearing in of new and re-appointed Commissioners. (Claire Clark, Bob Bowman, Andy Peters and Mel Scarbrough)

Town Clerk, Judy Morgan swore in new commissioner Claire Clark, and re-appointed commissioners Bob Bowman and Mel Scarbrough. Andy Peters was not re-appointed to date by Council so was not sworn in.
3. **Roll Call.** Commissioners Arlene Alen, Glenn Allen, Chris Berry, Andy Peters (attended by phone), Mel Scarbrough, and Vice Chair Bob Bowman were present. Claire Clark was present but did not take her seat on the commission. Town Clerk, Judy Morgan explained that although Commissioner Claire Clark was sworn in she had not yet received and reviewed the Open Meeting Law material within 24-hours prior to the meeting so therefore would have to sit out this meeting.
4. **Disclosure of Ex Parte Contacts.** None.
5. **Announcements Regarding Current Events.** Announcements of items brought to the attention of the Chair not requiring legal actions by the Commission. None.
6. **Consent Agenda.**
 - 6.1. **Minutes.** Minutes from the December 8, 2011 Meeting. Commissioner Arlene Alen made a motion to approve the minutes as presented, seconded by Commissioner Glenn Allen. The motion was approved unanimously.

Vice Chair Bob Bowman made a motion to move agenda item ***9.1 Use Permit of Mortimer Farms-Public Hearing***, to this point before ***7. Discussion Agenda***, seconded by Commissioner Mel Scarbrough. The motion passed unanimously.

9.1 Use Permit for Mortimer Farms. Public Hearing, Discussion and Possible Action on a request for a Conditional Use Permit by Mortimer Family Farms.

The Applicants, Gary and Sharla Mortimer were not in attendance at the start of this agenda item. Community Outreach Coordinator/Code Enforcement Officer, Gregory Arrington gave an overview on the application and a brief history on the property. He reviewed the staff report.

The Public hearing was opened at 6:21 p.m.

Lydia Chapman asked questions on the materials included in the packet. She made no other comments.

No other comments were received so the Public Hearing was closed at 6:22 p.m.

There were questions regarding current zoning; feedback from other involved agencies; handicapped parking spaces and locations; paved parking; timeframes for the projects and the length of use permit; and including the greenhouse proposal in with the Use Permit. Commissioners gave their response whether they were in support of this proposal. Gary and Sharla Mortimer arrived during these questions at 6:26 p.m.

Vice Chair Bowman reopened the public hearing at 6:33 p.m. Sharla Mortimer spoke to the commission on the use permit request, and explained they were asking for a waiver on the paved parking requirement at this time. She announced May 1st as the grand opening of the building/store. Gary Mortimer spoke on the grant proposal for the greenhouse project. Vice Chair Bowman asked about having more convenient and additional handicapped parking available. Ms. Mortimer stated they will make that effort. Public comment was closed at 6:41 p.m.

Commissioner Scarbrough made a motion to approve the Use Permit for Mortimer Farms as presented, seconded by Chris Berry. The motion passed unanimously.

7. Discussion Agenda – Unfinished Business. Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting. None Scheduled.

7.1. Text amendment - Rewriting the Sign Code. - Town Code Sections 153.125 through 153.138. The Commission will continue to review the Sign Code.

Gregory Arrington gave an overview and reviewed the changes/additions made at the last meeting to **Unlighted Sign Exemption**. All commissioners agreed it reflected accurately those changes.

7.1.1. Temporary Signage-Highway Frontage

Vice Chair Bowman made a motion to approve the Temporary Signage wording as presented, seconded by Commissioner Scarbrough. The motion passed unanimously.

7.1.2. Window Signs-Study of surrounding community's requirements.

Gregory Arrington reviewed the wording and spoke on his response from the Sheriff's office regarding this (no official comment). There was discussion.

Public comment was received on this item.

Len Marinaccio spoke in support of not regulating window signs.

Commissioner Berry made a motion to not regulate signage painted on windows of commercial properties at this time, seconded by Commissioner Scarbrough.

There was more discussion. More public comment was taken on this item. Len Marinaccio spoke on the Sheriff's office having blacked out windows, including a footnote to the Council on this discussion and hours of business related to this issue. Claire Clark spoke on fairly regulating and inconsistencies with buildings which would hamper fairness. There was discussion on ways that windows can be blacked out.

A vote was taken on the motion, which failed by a 3-3 vote, Commissioners Alen, Allen and Peters voting against.

7.1.3. Historical/Mural Signs-Study of surrounding community's requirements.

Gregory Arrington reviewed other municipalities' codes on murals and historical signage.

There was discussion.

Public comment was taken on this item. Lydia Chapman spoke on the P&Z Commission deciding, rather than looking to others; other art that isn't historic like graffiti. Len Marinaccio spoke on signage being part of the communities expression, finding a balance and considering an arts commission; historic designation challenges; and making a recommendation to council to appoint a committee for this function. Claire Clark spoke on looking at murals on a case-by-case basis as each is subjective. Nancy Wright spoke on art falling under the first amendment and concerns to not restrict free speech.

Councilmember Arlene Alen made a motion to table this particular item, looking at potential development of an historic district designation and/or a formation of an arts council, seconded by Commissioner Peters. The motion passed unanimously.

Commissioner Arlene Alen made a motion to take the sign code forward to the Council as amended, seconded by Commissioner Glenn Allen. The motion passed by a 5-1 vote, Commissioner Berry voting against.

8. Discussion Agenda – New Business. Discussion and Possible Action on matters not previously presented to the Commission. None Scheduled.

8.1. Discussion and possible action for selection of Planning and Zoning Commission Chair and Vice Chair for 2012.

Commissioner Berry made a motion to nominate Bob Bowman as Chair of the Commission, seconded by Commissioner Peters. Bob Bowman accepted the nomination. The motion passed by a 5-0 vote, Vice Chair Bowman abstaining from the vote.

There was discussion on the nomination for the vice chair position. There was consideration of appointing Commissioner Peters, but Mr. Peters wasn't sure he would be reappointed to the Commission by the Council.

Chairman Bowman made a motion to table the vice chair nomination until the next meeting, seconded by Commissioner Scarbrough. The motion passed unanimously.

9. Public Hearing Agenda. Discussion and Possible Action on matters not previously presented to the Commission. None Scheduled.

9.1. Use Permit for Mortimer Farms. Public Hearing, Discussion and Possible Action on a request for a Conditional Use Permit by Mortimer Family Farms.

Was held at the beginning of the agenda.

10. Commissioners' Forum. Current Events and Future Agenda Requests. Members of the Commission may discuss **Planning and Zoning related items** in terms of past, present and future.

Commissioner Berry requested revisiting the window signage for commercial properties at the next P&Z meeting.

11. Comments from the Public.

Len Marinaccio spoke on the job the P&Z commission is doing.

12. Town Planner's Report. Update on Current Events.

Gregory Arrington spoke on bringing forth to the Commission a variance for a side yard setback within the next couple of months.

13. Adjourn. The meeting was adjourned at 7:40 p.m.