



DECISIONS
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, November 8, 2007 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

Chairman *pro tempore* Gardner called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT

Joe Gardner, Vice Chairman
Tom Menser
Richard Rosa
Seymour Petrovsky
Len Scamardo
George Wiant

MEMBERS ABSENT

Don Michelman, Chairman

OTHERS PRESENT

George Worley, Assistant Community Development Director
Gary Kidd, City Attorney
Dick Mastin, Development Services Manager
Jim Lamerson, Council Liaison
Bob Bell, Councilman
Bob Luzius, Councilman
Kathy Dudek, Commission Recording Secretary

III. REGULAR ACTION ITEMS

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

- 1. Approve the minutes** of the 10-11-07 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the October 11, 2007 meeting. Mr. Rosa, 2nd. **Vote: 6-0.**

- 2. Site Plan for Texas Roadhouse at 3310 Gateway Boulevard.** APN: 103-20-600F and totaling ± 1.01 acres. Zoning is Business Regional (BR). Request site plan approval for new restaurant building. (*Associated with B0709-042*). Owner is Westcor. Applicant/agent is Paul V. Machalek/Greenberg Farrow. Community Planner is Wendell Hardin.

Mr. Petrovsky, **MOTION: to recommend site plan approval** for Texas Roadhouse at Gateway Mall. Mr. Rosa, 2nd. **Vote: 6-0.**

3. **PP07-006, Granite Creek Village** located behind the Pine Cone Inn on White Spar Road. APN: 107-15-049 & 107-15-049B and totaling ± 14.58 acres. Zoning is Single-Family 9 (SF-9) Planned Area Development (PAD). Request site plan approval for 36 residential lots. Owner is Dunbar Stone Company. Applicant/agent is Phil Wiens for Timber Creek Development/Naus Construction. Community Planner is Steve Gaber.

Chairman pro tempore Gardner indicated that this item will not be voted on today because an area meeting will be held on November 19. The item may be voted on November 29, 2007.

Commissioner Menser recused himself from this item because he lives adjacent to the property. Mr. Menser then left the dais.

Mr. Petrovsky, **MOTION: to continue PP07-006**, Granite Creek Village to the November 29, 2007 meeting at 9:00 AM in City Council Chambers. Mr. Rosa, 2nd. **Vote: 5-0-1** (recused: Menser).

IV. PUBLIC HEARING ITEMS

(May be voted on November 8, 2007 unless otherwise noted).

4. **In Lieu of Parking Fee, Land Development Code, Section 4.9.** Presentation and discussion of proposed amendment to the *Land Development Code*. George Worley, Assistant Community Development Director. *(May be voted on November 29, 2007).*

No action taken.

5. **Guest Quarters, Land Development Code, Section 2.3 Use Table and Section 2.5.6 Guest Quarters.** Presentation and discussion of proposed amendment to the *Land Development Code*. George Worley, Assistant Community Development Director. *(May be Voted on November 29, 2007).*

No action taken.

V. CITY UPDATES

Mr. Worley informed Commissioners that the annexation approval for Granite Dells Estates I & II was denied by City Council.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

Chairman *pro tempore* Gardner adjourned the meeting at 10:37 AM.