



PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, JANUARY 8, 2009
9:00 AM**

**COUNCIL CHAMBERS / CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following Agenda was considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** held on **THURSDAY, JANUARY 8, 2009**, in **COUNCIL CHAMBERS** in **CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

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

II. ATTENDANCE

Members Present

Joe Gardner, Chairman
Tom Menser, Vice Chairman
Don Michelman
Seymour Petrovsky
Len Scamardo
George Wiant

Others Present

George Worley, Asst Community Development Director
Richard Mastin, Development Services Manager
Matt Podracky, Sr. Asst City Attorney
Mike Bacon, Community Planner
Steve Gaber, Community Planner
Kelly Sammeli, Recording Secretary

Members Absent

Richard Rosa

Council Members Present

Jack Wilson, Mayor
Bob Bell
Jim Lamerson, Council Liaison
Bob Luzius

III. REGULAR ACTION ITEMS

(May be voted on contingent upon any related public items below as being acted on unless otherwise noted).

1. Approve the minutes of October 9, 2008 meeting.

Mr. Michelman, **MOTION: to approve the minutes** of the October 9, 2008 meeting.

Mr. Menser, **2nd. VOTE: 6-0.**

IV. REGULAR ACTION ITEMS

2. **Elect Chairman** for the 2009 calendar year.

Mr. Scamardo, **MOTION: to elect Mr. Wiant Chairman** for the calendar year 2009. Mr. Michelman, 2nd. **VOTE: 5-0** (abstention: Mr. Wiant)

(Chairman Gardner handed the gavel to newly-elected Chairman, George Wiant. Mr. Wiant then continued the meeting).

3. **Elect Vice-chairman** for the 2009 calendar year.

Mr. Scamardo, **MOTION: to elect Mr. Menser as Vice Chairman** for the calendar year 2009. Mr. Petrovsky, 2nd. **VOTE: 5-0** (abstention: Mr. Menser)

IV. PUBLIC HEARING ITEMS

(May be voted on today unless otherwise specified)

4. **CC08-001, Depot Market Place, 170 E. Sheldon Street.** APN: 113-18-007 and totaling ± 0.77 acre. LDC Section 6.12.6, Comprehensive Sign Plan. Zoning is Business Regional (BR). Request a change to the comprehensive sign plan for the Depot Market Place. The proposed changes will affect PAD “C” within the shopping center. The request is to allow Panda Express to have approximately 100 square feet of signage where only 50 square feet is currently allowed. Owner is Fazoli’s-Nellis. Applicant is Panda Express. Community Planner is Mike Bacon (928) 777-1360.

Mr. Menser, **MOTION: to approve** the change to the amended sign package per the submittal as proposed. Mr. Gardner, 2nd. **VOTE: 4-2** (Michelman, Petrovsky)

5. **GP08-006, City initiated General Plan Amendment** for Low Density Residential (1-7DUA) to Mixed Use for APNs: 115-08-033B (a portion thereof), 111-11-001A, 111-11-067,111-11-068, 111-11-069, 111-11-070, 111-11-071, 111-11-078, 111-11-079, 111-11-089, 111-11-090, 111-11-092, 111-11-093,111-16-001, 111-16-002, 111-16-003,111-16-004, 111-16-005, 111-16-006, 111-16-007, and 111-16-011 (a portion thereof); and from Low Density Residential (1-7 DUA) to Commercial for APN 115-08-033B (a portion thereof) and 115-08-081 (a portion thereof) in an area generally described as the Southwest corner of Fair Street and Gail Gardner Way, and along the east side of Gail Gardner Way from Fair Street to Westridge Drive. Applicant/Agent is City of Prescott. Community Planner is Mike Bacon (928) 777-1360.

No Action Taken.

6. **LDC08-002, Proposed amendments** to the City of Prescott *Land Development Code (LDC)*:

a) Schools and Dormitories, Table 2.3 (Use Table)

Mr. Scamardo, **MOTION: to approve** the modification to LDC Table 2.3 as follow; 1) allow Dormitories by Conditional Use Permit in the IL Zone. 2) Allow Schools, Public or Private, K-8 and/or 9-12 by Conditional Use Permit in the IL Zone. Mr. Michelman, 2nd. **VOTE: 6-0.**

b) Hotels/Motels in Industrial Zones, Table 2.3 (Use Table)

Mr. Menser, **MOTION: to recommend approval** of allowing motels and hotels in the IL and IG zoning districts. Mr. Michelman, **2nd. VOTE: 6-0.**

c) Compact Parking Stalls, Section 2.5.6.C (Compact Parking)

Mr. Michelman, **MOTION: to recommend approval** of the deletion of “nonresidential development” in Section 6.2.5.C. Mr. Petrovsky, **2nd. VOTE: 6-0.**

d) Flag Lots, Section 7.4.5.B.4 (Dimensions)

Mr. Scamardo, **MOTION: to approve the** modified language according to the staff report of the January 08, 2009 regarding Section 7.4.5.B.4 flag lots as written in the staff report. Mr. Menser, **2nd. VOTE: 6-0.**

V. CITY UPDATES

None

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None

VII. ADJOURNMENT

Chairman Gardner adjourned the meeting at 10:00AM.