



# PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
THURSDAY, JANUARY 28, 2010  
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 28, 2010**, 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 Wiant called the meeting to order at 9:00 AM.

## II. ATTENDANCE

### **Members Present**

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

### **Others Present**

Tom Guice, Community Development Director  
George Worley, Asst. Community Development Director  
Matthew Podracky, Sr. Asst. City Attorney  
Richard Mastin, Development Services Manager  
Mike Bacon, Community Planner  
Ryan Smith, Community Planner  
Kelly Sammeli, Recording Secretary

### **Members Absent**

Don Michelman

### **Council Present**

Councilman Lamerson

## III. REGULAR ACTION ITEMS

1. **Consider the approval the minutes of the September 10, 2009 meeting.**

**Mr. Scamardo, MOTION: to approve** the minutes of the September 10, 2009 meeting.

**Mr. Rosa, 2<sup>nd</sup>. VOTE: 6 -0.**

At this time Mr. Scamardo announced that staff had informed the Commissioners that the City Council had requested that the election of Chairman and Vice-Chairman be delayed until after a date in March.

**Action Taken:**

**Mr. Scarmardo** proceeded to **MOTION: that item # 2 and #3 is delayed** until a later date.

**Mr. Rosa, 2<sup>nd</sup>.**

Chairman Wiant noted the motion and the 2<sup>nd</sup> to postpone items #2 & #3 (Elections of Chairman and Vice Chairman) and called for the vote.

**VOTE: 6-0.**

2. **Election of Chairman** for calendar year 2010.

**Action Taken: Deferred**

3. **Election of Vice-Chairman** for calendar year 2010.

**Action Taken: Deferred**

4. **CC10-001, Comp Sign Amendment for the Villages at the Boulders Commercial Center.** APNs: 115-05-080D and 115-05-080E. Request to relocate 2 freestanding signs, due to the constraints caused by the addition of a retaining wall and required safety rail. Owner is Bonanza, LLC. Applicant/agent is Lars Anderson, Pacific Development Partners, LLC. Community Planner is Ryan Smith (928) 777-1209.

**Action Taken:**

**Mr. Rosa, MOTION: that we send a positive recommendation of approval to the Council, that CC10-001, Comprehensive Sign Plan Amendment for the Villages at the Boulders Shopping Center be approved as submitted.**

**Mr. Petrovsky, 2<sup>nd</sup>.**

**VOTE: 6-0.**

**Chairman Wiant noted that the record should reflect that the motion stated was a Recommendation to City Council since the Planning Commission is not a law making body.**

#### **IV.PUBLIC HEARING ITEMS**

5. **RZ09-009, 302 N. Alarcon Street**, located on the northwest corner of E. Sheldon St. and N. Alarcon St. APN: 113-13-006A and totaling ± 0.09 acres. Zoning is Multi-Family High (MF-H). Request zoning change from Multi-Family High Density (MF-H) to Industrial Light (IL). Owner is Miss Kitty's Cat House.

Applicant/Agent is Marcia L. Kerans. Community Planner is Ryan Smith (928) 777-1360.

**No Action Taken.**

6. **SI10-001, 121 Bradshaw Drive, Phase IV.** APN: 110-04-193D and totaling ± 1.48 acres. Located on the southeast corner of Stetson Road and Bradshaw Drive. Zoning is Business General-Planned Area Development (BG-PAD). Request revised Site Plan for the Bradshaws Phase IV. Replace the 2-story 20 unit Family Apartment Building with a 3-story 32 unit Apartment Building. Owner is WESCAP Investments, Inc. Applicant/Agent is Chris Fergis and Harding, Inc. Community Planner is Mike Bacon (928) 777-1360.

**No Action Taken.**

## **V. CITY UPDATES**

Community Development Director, Tom Guice, announced that the building permits for the project known as the Boulders had been issued. The project is located at Canterbury Lane and Sun Street and will consist of 132 units of senior housing. Mr. Guice also noted that the project known as Granite Dells Estates, that had been pulled from the City Council agenda last fall, due to concerns regarding the P Vine Trail is still pending. Mr. Guice explained that the item was pulled until there was opportunity to have discussions with respect to policy of the grade separated or, at grade crossing of the P Vine Trail. Mr. Guice indicated that there would possibly be a workshop with Council regarding the concerns in February. Mr. Guice added that the property owner of the project (Fann) had complied with all the grading plan permit requirements, and the grading permit was issued, with an exclusion of the area of road 39, and the vicinity of the P-Vine Trail.

## **VI. SUMMARY OF CURRENT OR RECENT EVENTS**

None.

## **VII. Adjournment**

Chairman Wiant adjourned the meeting at 10:00 AM.