

PLANNING & ZONING COMMISSION
 PUBLIC HEARING MEETING
 FEBRUARY 23, 2017
 PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on FEBRUARY 23, 2017 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Frank Hall, Community Planner
Ken Mabarak, Vice Chairman	Darla Eastman, Administrative Specialist
Joe Gardner	
Terry Marshall	
George Sheats	COUNCIL PRESENT
Phil Goode	

III. REGULAR ACTION ITEMS

1. Approval of the January 26, 2017 Meeting Minutes

Mr. Marshall, MOTION to approve the January 26, 2017 meeting minutes. Mr. Mabarak, 2nd. VOTE 6-0; passed.

IV. PUBLIC HEARING ITEMS

1. RZ17-001, Proposed change of land use for property at 1225 Gail Gardner Way from Single Family-9 (SF-9) and Multi-family High (MF-H) to Business General (BG). Property owner: Gregory & Joanna Barstad. Site APN is 115-05-011A. Lot area is 0.53 acres.

2. GP17-002, Amendment to the 2015 General Plan Land Use Map from "Low-Medium Residential Density" and "Medium-High Residential Density" to "Commercial" Property owner: Gregory & Joanna Barstad. Site APN is 115-05-011A. Lot area is 0.53 acres.

Frank Hall presented the staff report, displayed an areal photo and a site plan, and stated that the project proposal is to rezone a half acre parcel on the corner of Whetstine Avenue and Gail Gardner Way from Single Family-9 and Multi-family High Density to Business General. This is also to include an amendment to the 2015 General Plan from Low-Medium Residential Density and "Medium to High Residential Density" to "Commercial" to permit the use of the existing structures for a roofing company. Mr. Hall reminded the Commissioners that if a rezoning occurs the General Plan must be amended to show consistency. He said that the project is to convert an existing residence into office. Mr. Hall stated that the applicant owns Granite Basin Roofing and he wants to use the building as an office, and the accessory buildings will be used for storage of

equipment and supplies, since outdoor storage is not permitted in the BG zoning district. He said that there will be no other changes to the property. Mr. Hall said that the owner is proactively meeting with the community to communicate his intension of the property and discuss any issues. The owner has done some major clean-up to the property. The property has three main existing structures, the house and two storage accessory buildings.

Gregory Barstatad, Granite Basin Roofing and property owner, 1225 Gail Gardner Way, stated that a lot of clean-up including a dead tree and junipers that has been done to the property. Mr. Barstatad said that the proposed project is an interior remodeled office that will include an ADA restroom. He also stated that they plan to re-work the parking spaces so there will be a better view for traffic on the corner of Gail Gardner Way and Whetstine. He said that won't be a problem since there are not many customers at the office site. He said there is parking along the street as well. Plus, there will be 3 to 4 parking spaces in the front of the office with Americans with Disability (ADA) parking.

The Commissioners discussed the subject property in detail including the traffic flow and view (line of site) down Whetstine and Gail Gardner. The Commissioners also discussed storage of chemicals and roofing materials on the property site and that those items would not be allowed outside of the building. The Commission also discuss parking. They felt by widening the curb-cut, it would allow for more parking.

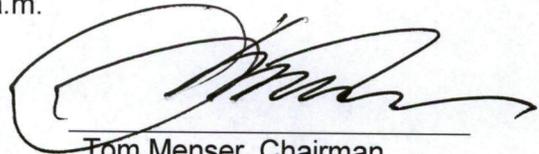
Mr. Sheats, MOTION to approve RZ17-002 and GP17-001. Mr. Mabarak, 2nd. VOTE 6-0; motion passed.

V. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:45 a.m.



Darla Eastman,
Administrative Specialist



Tom Menser, Chairman