



GREENLEE COUNTY PLANNING & ZONING COMMISSION
MEETING AND PUBLIC HEARING
THURSDAY, OCTOBER 14, 2021, 6:00 PM

DRAFT MEETING MINUTES

Meeting convened in the 2nd Floor Conference Room (Room 203), County Courthouse Annex Building, 253 5th Street, Clifton, Arizona.

In Attendance:

Commission:

District 1: Paul Mikelonis; Casey Woodall

District 2: Joe Edwards

District 3: Jesse Stillman; Bruce Patton; Donald Merrell; Doug Bitner (Alternate)

Greenlee County:

Reed Larson, Planning & Zoning Director

Jean Schwennesen, Planning & Zoning

Connie Waddell, Planning & Zoning

Others:

See attached sign-in sheet

Chairman Stillman called the meeting to order at 6:05 PM.

Chairman Stillman made introductory remarks and commission members and staff were introduced. He then lead the pledge of allegiance.

Chairman Stillman opened the call to the public. No one responded to the call to the public.

Public Hearing/Agenda Items:

1. A request by Vanessa Helms to change the zoning district of Parcel Number 300-70-002J from RU-36 to RU-2. Director Larson said the request is appropriate. No one from the public or commission commented. Commissioner Bitner moved to approve. Commissioner Merrell seconded. The motion passed unanimously.
2. A request by Daniel & Kaylee Rodriguez to change the zoning district of Parcel Number 400-67-004B from RU-36 to RU-2. There were no comments from the public or the commission. Director Larson stated the requested changed was appropriate. Commissioner Bitner's motion to approve was seconded by Chairman Stillman. The motion passed unanimously.

3. A request by Armand & Brianna Morales to change the zoning district of Parcel Number 300-13-039A from TR-18 to MR-A. Director Larson stated that the requested change is inconsistent with neighboring parcels, but if no neighbors objected, he supported the requested change. Armand & Brianna are the owners of the parcel. Mr. Morales indicated their intention to build small apartments on the parcel to help meet housing demand and that they have spoken with their neighbors and none objected. Dir. Larson has received no objections to the request. There were no other comments from the public or commission. Commissioner Bitner motioned to approve. Commissioner Mikelonis seconded. The motion carried by unanimous vote.
4. A request by Michael and Paula Sweetser to change the zoning district of Parcel Number 500-01-081C from RU-36 to RU-2. Director Larson displayed an exhibit showing the location of this parcel as well as the parcels in agenda items five through eight which adjoin this parcel. The location is on Goat Camp Road near Duncan. Dir. Larson recommend approval. Commissioner Bitner moved to approve which Commissioner Edwards seconded. The motion was approved unanimously.
5. A request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-081B from RU-36 to RU-2. There were no comments from either the commission or the public. Commissioner Bitner motioned to approve. Commissioner Mikelonis seconded. The motion carried by unanimous vote.
6. A request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-081D from RU-36 to RU-2. There were no comments from the public or the commission. Commissioner Bitner moved to approve. Commissioner Edwards seconded. The motion passed unanimously.
7. A request by William Sweetser to change the zoning district of Parcel Number 500-01-081E from RU-36 to RU-2. There were no comments. Moton to approve by Commissioner Bitner. Second by Commissioner Mikelonis. The motion carried by unanimous vote.
8. A request by JLK Real Estate Investment Corporation to change the zoning district of Parcel Numbers 500-01-107, 500-01-095 and 400-18-015 from RU-36 to RU-2. No comments were received. Commissioner Bitner moved to approve which was seconded by Commissioner Edwards. The motion carried unanimously.
9. A request by Jesse Stillman to change the zoning district of Parcel Numbers 500-26-001F and 500 26-007E from RU-36 to SR-43. **Chairman Stillman announced that he was recusing himself from Agenda Items 9 and 10 and asked Commissioner Merrell to address those agenda items.** Mr. Stillman addressed agenda items 9 and 10 which are contiguous indicating that the zoning change would allow for more housing along Fairgrounds Road where utilities are already located. Director Larson stated that the planning and zoning office felt the change was appropriate. Commissioner Bitner motioned to approve. Commissioner Woodall seconded. The motion carried by unanimous vote. Chairman Stillman did not vote on this agenda item.
10. A request by Kyle Gibbs to change the zoning district of Parcel Numbers 500-26-001K, 500-26-001J and 500-26-001I from RU-36 to SR-43. There were no comments from the public or the commission. Commissioner Patton moved to approve, and Commissioner Woodall seconded. The motion passed unanimously. Chairman Stillman did not vote on this agenda item.

At the conclusion of the vote on Agenda Item 10 Chairman Stillman resumed running the meeting.

11. A request by Bobby and Amalia Kuykendall for a variance to reduce the required minimum front yard for the purpose of installing a parking structure at 719 Hackberry Drive, Clifton, AZ. Parcel Number 300-87-108. Mr. Kuykendall addressed a correction on the address. Dir. Larson indicated that the address has been corrected on the Assessor's records. He also explained the reason for the request and recommended approval of the variance. Commissioner Bitner moved to approve the request and Commissioner Mikelonis seconded. The motion carried unanimously.
12. A request by Thomas Powers to change the zoning district of portions of Parcel Number 300-57-001A from RU-36 to SR-12. The full legal description of the portions subject to this rezone were attached to the agenda. **Commissioner Bitner recused himself from the discussion and voting on this agenda item.** Director Larson displayed an exhibit showing the areas affected by the request. Mr. Powers addressed agenda items 12 and 13 indicating that this request has been pursued for two years and have done all that has been asked of them. No one from the public spoke in opposition. Commissioner Patton moved to approve. Commissioner Woodall seconded. Motion passed unanimously.
13. A request by Thomas Powers to change the zoning district of a portion of Parcel Number 300-55-017A from RU-36 to SR-12. The full legal description of the portion subject to this rezone were attached to the agenda. There were no comments the public or the commission. Commissioner Woodall motioned to approve. Commissioner Merrell seconded. The motion carried unanimously except that Commissioner Bitner abstained.

The meeting adjourned at approximately 6:35 PM.

■ END OF MINUTES ■