

**MINUTES
TOWN OF QUARTZSITE
465 NORTH PLYMOUTH AVENUE, QUARTZSITE, AZ, 85346
REGULAR MEETING OF
PLANNING & ZONING COMMISSION
MUNICIPAL BOARD
TUESDAY, JANUARY 15, 2013 AT 4:00 PM**

CALL TO ORDER: By Chairman Douglas Ross at 4:00 PM

PLEDGE OF ALLEGIANCE: All led by Chairman Douglas Ross

Roll Call

Present: Chairman Douglas Ross, Vice Chairman Violet Kiss, Commissioner Barbara Bowman, Commissioner Dennis Kuehl, Commissioner Jim Murphy, Commissioner Dennis Wall, and Commissioner Starr Bearcat.

APPROVAL OF MINUTES:

Motion: Motion to approve as written, Action: Approve, Moved by Commissioner Jim Murphy, Seconded by Commissioner Barbara Bowman.

Vice Chairman Violet Kiss asked that it be put in the minutes that she asked Jesse Hearne what he meant by '25 years licensed general contractor'. "Since you stated you were a general contractor what states were you licensed in?" asked Vice Chairman Violet Kiss. Jesse Hearne's reply was that he was a logger contractor. Vice Chairman Violet Kiss stated that she thinks this should be brought up to the Council. Motion passed unanimously.

REPORTS:

Report by Beth Praast on work sessions on the Planning and Zoning Development Procedures, Planning and Zoning Ordinances, do we want to raise current fees, do we want to update Codes from the 2006 to the 2008 codes, and review of the General Plan. Steve Henrichs will review the current codes and check the difference between the 2006 and 2008 codes.

A work session is scheduled for Tuesday, January 29, 2013 at 4pm on ordinances that are conflicting.

CALL TO THE PUBLIC: No response from the public.

NEW BUSINESS:

1. **CUP-122712-1: Location: 335 Joshua Street, Quartzsite, AZ, 85346. APN: 306-19-017B. Applicant: Guff & Jennifer Brown. Request: Conditional Use to comply with Town Zoning Codes for the purpose of building or assembling tornado shelters then shipping them out and restoring autos.**

Discussion/Possible Action

Chairman Douglas Ross asked Guff Brown to explain the shelters. Commissioner Jim Murphy asked what the weight of the shelter was. Chairman Douglas Ross asked if they would be stored on property or shipped out. Guff Brown stated they

would be shipped out. Commissioner Dennis Kuehl asked what they would come in on. Guff Brown stated, "A flatbed trailer". Commissioner Starr BearCat asked if the autos' restoration would be for him or others. He stated it was a hobby but he does barter work for others. Commissioner Starr BearCat asked about noise. Guff said most of the drilling would be inside a building and not cause much noise. Commissioner Starr BearCat asked about the weight of the shelter. Beth Praast stated that Guff said there would not be any semis on the road. Beth Praast also stated she wondered what he wasn't in compliance with and then stated it was to comply with materials at his address. The shelter pieces are about one foot wide. Commissioner Starr BearCat asked if the town gets any sales tax for this. This is not for resale. Beth Praast read the restriction set in the conditional use permit. Vice Chairman Violet Kiss requested a fire inspection report be done. Commissioner Dennis Kuehl asked if he would be manufacturing or assembling. Mr. Brown said it would be assembling. Commissioner Starr Bearcat would like to have fireproof storage for flammable or toxic products. Commissioner Starr BearCat asked for a sunset clause (if he sells the property it goes back to SR). Commissioner Jim Murphy stated he drives by 3-5 times a day and never hears anything.

Motion: Made motion to pass CUP 122712-1 Location 335 Joshua St, Qtz, AZ 85346 APN 306-19-017B with stipulations as indicated, Action: Approve, Moved by Commissioner Starr BearCat, Seconded by Commissioner Barbara Bowman.

Open for Public Discussion

Carolyn Guthrie spoke on the subject.

Floyd Anderson Spoke on the subject.

Vote: Motion passed (summary: Yea = 4, Nay = 2, Abstain = 1). Yea: Chairman Douglas Ross, Commissioner Barbara Bowman, Commissioner Dennis Kuehl and Commissioner Jim Murphy. Nay: Vice Chairman Violet Kiss and Commissioner Dennis Wall. Abstain: Starr Bearcat.

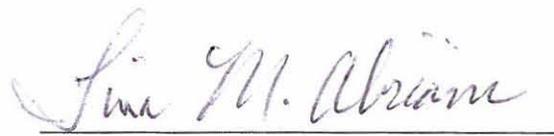
ADJOURMENT: 4:51 PM

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of January 15, 2013, of the Planning and Zoning Commission of Quartzsite, Arizona.

I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of April 2013.


Tina M. Abriani, Clerk