

MINUTES
TOWN OF QUARTZSITE
465 NORTH PLYMOUTH AVE, QUARTZSITE AZ 85346
PUBLIC HEARING & REGULAR MEETING of the
PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 17, 2015, AT 3:00 P.M.

CALL TO ORDER: 3:00 p.m.

PLEDGE OF ALLEGIANCE: Led by Vice Chairman Hearne.

ROLL CALL:

Chairman: Vacant
Commissioner: Jim Murphy, present
Commissioner: Terry Frausto, present
Commissioner: David Collier, present

Vice Chairman: Jesse Hearne, present
Commissioner: Dennis Kuehl, present
Commissioner: Dennis Dole, present

STAFF PRESENT: Skylor Miller, Town Manager and Tonya Hoogerwerf, Building Inspector.

PUBLIC HEARING :

Rezone 010615-1. Request for a rezone from SR to C-2 for the purpose of placing a Commercial Sign. Permit Number 7836 Location 4225 Mockingbird Street, Quartzsite AZ. APN# 306-20-014. Applicant Gurvinder Aujla.

Town Manager Skylor Miller noted that no action will be taken at this meeting due to action item not being noted on the Agenda. He recommended that the action item be on the next agenda. The public hearing will resume with no additional action on this day. Vice Chairman Hearne opened up the public hearing.

Town Manager Skylor Miller read the Staff Report aloud; property 4225 Mockingbird Street, Quartzsite, Arizona located on the east side of Town, is currently zoned as SR. The applicant is seeking approval to rezone from SR to C-2 for the purpose of placing a commercial sign. The surrounding properties are currently zoned SR and this rezone is inconsistent with the 2014 General Plan. The area in question is sparsely developed. This property does back up to Interstate 10 freeway to the south. According to Article XII of the Zoning Articles, this particular commercial signage is not permitted in a SR zone and this is the purpose of the rezone.

Barbara Cowell, a realtor in Town, discussed changing the area into a commercial zone for future use.

Commissioner Kuehl spoke regarding a conditional rezone instead of a rezone. That way it would not hinder the placement of this sign. Barbara Cowell stated that this property has no road

access for this property to be a residence until BLM releases the land. She believes that the best use for this property would be for signage.

Town Manager Skylor Miller stated that staff did not consider a conditional use application appropriate. This would be considered an off premise sign. The business is not actually on the site it is north of the location. A Conditional Use permit would not be the recommended course of action.

Commissioner Collier made a recommendation to do a minor sub division of the parcel. Town Manager Miller stated that he would not recommend that either. Barbara Cowell stated the area will eventually be C-2 and discussed the development of The Mockingbird corridor to expand the Commercial growth along Main Street and Interstate 10. Town Manager Skylor Miller stated that the current General Plan identifies the future use of this area is as residential. Also, the Quartzite General Plan should be a guide for the future use and commercial uses. Town Manager Skylor Miller advised a review of the General Plan with possible amendments at a later date.

Commissioner Dole said the land use should be readdressed. He stated there would be more opportunity for this area to be rezoned as commercial along the Interstate 10 Freeway. Commissioner Hearne agreed that the Town does need more availability of the commercial properties.

Applicant Mr. Aujila, discussed his plans for the property. When he purchased the property his idea for the land was to place a sign there to let the travelers along the interstate know that there is a gas station ahead on the next exit.

Frank Oulman, property owner adjacent to the property at 3205 Mockingbird Street, read a letter that he drafted to the Commission. The letter stated that he presumed that one day he may want to consider having his property zoned commercial. He believed that this request should be denied for number of reasons.

Starr Bearcat, resident of Quartzsite, stated that looking at the aerial map, the church would be considered commercial property. She also pointed out the flood zone and didn't think that any residential property could be developed in the flood zone. She mentioned that the properties do not have any designated access. She believes the property should be commercial property because of the noise factor that the Interstate 10 Freeway presents. If the whole area is rezoned to commercial property, then there should be a plan to divert the water when the area becomes flooded such as in culverts.

Commissioner Collier asked about the sheriff road and asked if the properties have no road access due to BLM. Barbara Cowell mentioned BLM needs to release the property for easements and access to properties for future development.

All Commissioners agreed to schedule a meeting for Monday, February 23, 2015 at 9:00 a.m. to take action on this rezone.

Vice Chairman Hearne closed the public hearing.

ADJOURN PUBLIC HEARING: 3:56 p.m.

CALL REGULAR MEETING TO ORDER: 3:57 p.m.

REGULAR MEETING:

1. Approve minutes of September 4, 2014 special meeting.

Commissioner Dole made a motion to approve the minutes and Commissioner Murphy seconded the motion. The vote was unanimous. Motion passed.

2. Elect Chairman of the Planning and Zoning Commission.

Commissioner Kuehl nominated Commissioner Frausto as Chairperson, Commissioner Collier seconded. The vote was unanimous. Motion passed.

3. Discussion of the beautification of Quartzsite's Main Street.

Commissioner Frausto asked what position the Town has on the beautification of Main Street. She recommended that a questionnaire or survey be put in the newspaper to ask the public their opinion about improving the visual appeal of the Town.

Commissioner Dole motioned to adjourn the meeting and Commissioner Collier seconded. The vote was unanimous. Motion passed.

ADJOURNMENT: 4:12 p.m.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting held on February 17, 2015, of the Planning & Zoning Commission of Quartzsite, Arizona and a quorum was present.

Dated this _____ day of _____, 2015

Tonya Hoogerwerf, Building Inspector

APPROVED:

Terry Frausto, Commission Chairperson