



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS**

826 N. Main St.
Cottonwood, AZ 86326

REGULAR MEETING MINUTES

Monday, April 18, 2022
6:00 p.m.

I. CALL TO ORDER

Chairwoman Masten called the meeting to order at 6:00 PM.

A. Roll Call

Commission Members Present

Commissioner Peltz
Commissioner Glascott
Commissioner Klinge
Vice Chairman Garrison
Chairwoman Masten

Commission Members Absent

Staff Members Present

Scott Ellis, Community Development Director
Jim Padgett, Community Development Planner
Kelly Jobe, Community Development Administrative Assistant, Recorder

B. Approval of Minutes: March 21, 2022 Regular Meeting

Motion: To approve minutes of the March 21, 2022 Regular Meeting.

Made by: Vice Chairman Garrison

Second: Commissioner Glascott

Unanimously carried

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Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

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II. INFORMATIONAL REPORTS AND UPDATES:

Director Ellis handed out a flyer for the Employee/Volunteer Appreciation Event and advised the Commission to RSVP to Sandra Salas if they were going to attend.

III. CALL TO THE PUBLIC: NONE

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

1. **CUP 22-003 – A REQUEST FOR A CONDITIONAL USE PERMIT FOR A DETACHED GARAGE** - Consideration of a Conditional Use Permit for a twenty foot (20') high detached garage that exceeds the height limitation allowed for an accessory structure. The property is in a PAD (Planned Area Development) and is located at 1275 E. Oriole Ct.

Planner Padgett shared a power point presentation.

Vice Chairman Garrison wanted to know why there were two different heights (16' and the 35'). He stated the code needs to be amended or put stipulations in stating not to exceed the existing or proposed structure for that site. The code is outdated and a waste of time for applicant, staff & Commission to keep issuing Conditional Use permits.

Commissioner Glascott agreed.

Chairwoman Masten agreed, she stated surrounding residents would most likely prefer seeing a building than an RV.

Public Comment:

Michael Duvernay stated he has gone through this process recently while building his home. He stated he was the HOA President for Quail Canyon and would like to see this changed so future owners do not have to go through this process.

Aleck Gradijan stated he is the developer of the subdivision, he is on the HOA Board, and the Architectural Committee. He stated the code is 41 years old and outdated. He stated the owner of this property is a good and honorable man and to please pass this through.

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**Motion:**

I move to approve CUP 22-003 to allow the construction of a detached RV garage of twenty (20') feet to exceed the allowable height requirements at 1275 E. Oriole Court, subject to the following stipulations:

STIPULATIONS:

1. The project is developed in conformance with the development plans as approved at the Planning and Zoning Commission at the April 18, 2022 meeting.
2. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a C of O.

Motion was made by: Vice Chairman Garrison
Second: Commissioner Klinge

Roll Call Vote:

Commissioner Peltz - Aye
 Commissioner Glascott- Aye
 Commissioner Klinge- Aye
 Vice Chairman Garrison- Aye
 Chairwoman Masten- Aye

Unanimously carried.

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- 2. C Z 17-003 MERKIN VINEYARDS @ OLD TOWN (FORMERLY GALILEO 33)**
 - A request to extend the conditions of rezoning of the following parcel to PAD (Planned Area Development). APN: 406-32-023D. Address: 760 & 770 N. Verde Heights Drive; 75 W. Pima Street.

Director Ellis stated the developers are requesting another extension for this project. This property will consist of a vineyard, winery, restaurant, and pocket park. The Original Zone change to PAD in 2017 with a two-year development requirement. Extension was requested and granted in 2019 which will expire in June of 2022. They are wanting the winery to be operational by summer of 2022, just not open to the public. The sidewalk and landscaping along N. Verde Heights Drive to be completed by August 1, 2022. The Final project completion is expected by December 31, 2023.

Public Comment:

Kathleen Pebler stated they live on Mesquite Street and are very supportive of this project. She asked them to not delay the completion of the sidewalk. It is very dangerous at this time and to please prioritize. She stated they are grateful for the construction crew who have always been respectful and courteous and are doing a great job. She also requested the Commission to not approve any Italian Cypress for landscaping, they will block the views. She also requested the City remove the “Old Town” directional sign off of 89A roundabout and Verde Heights, it brings too much traffic into the neighborhood. She requested they place the sign at the Willard and 89A intersection and another sign at the roundabout on Mingus and Willard. She also requested there be a stop sign placed at the 3-way intersection of Willard and Main Street.

Maggie Blair stated she would like to second the sidewalk priority, and if the sidewalk could be taken all the way to the top of the street it would help with safety issues. She would like to see a Blind Drive sign as the people drive very fast through the area. She asked if there would be any advertising for the winery on the 89A roundabout & Verde Heights Drive. She hopes there will not as it would increase through traffic.

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Director Ellis stated there is no offsite signage that is allowed for this. He also stated staff has received an email stating they were in favor of this extension as well.

Commission members recognize the delays the pandemic has brought in and agreed to recommend to City Council to approve the extension so this project can be completed.

Motion:

I recommend approval to City Council of Cottonwood for Z 17-003 Merkin Vineyards Pizzeria time extension with the same stipulations as listed in Ordinance No. 627, modifying stipulation number seven (7) timeline to be extended until December 31, 2023, and removing stipulation number four (4).

Motion was made by: Vice Chairman Garrison

Second: Commissioner Klinge

Roll Call Vote:

Commissioner Peltz – Aye

Commissioner Glascott- Aye

Commissioner Klinge- Aye

Vice Chairman Garrison- Aye

Chairwoman Masten- Aye

Unanimously carried.

VI. DISCUSSION ITEMS: None

VII. SUGGESTED TOPICS FOR FUTURE MEETINGS: NONE

VIII. ADJOURNMENT: 6:26 PM

Notice is hereby given that pursuant to A.R.S. subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. have been waived.

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