



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS**
826 N. Main St.
Cottonwood, AZ 86326

REGULAR MEETING
Monday, January 26, 2015
6:00 pm.

I. CALL TO ORDER

- A. Roll Call**
- B. Approval of Minutes:** December 15, 2014, regular Meeting
- C. Election of Chair and Vice-Chair**

II. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not identified on the agenda. Pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person.

III. UNFINISHED BUSINESS:

- 1. Z 13-022- SKYLINE APARTMENTS:** Update from the applicant of the Consideration of a rezoning on three (3) parcels from Single Family Residential (R-1), Single Family Residential/ Multifamily (R-2), Multiple Family Residential (R-3), and Light Commercial (C-1) to Planned Area Development (PAD). PAD is required in order to convert existing apartments to condominiums and build additional condominiums in the future as housing market demands, on 5.78 acres, located between 16th and Main Streets. APN 406-06-364G, 406-06-029M, and 406-04-040. Address: 840 & 842 S. Main St. Owner: Skyline Apartments, LLC & Seabourn, LLC. Agent: Mike Gardner..

IV. NEW BUSINESS:

- 1. RCU 14-001- ZONACARE MMJ CULTIVATION CENTER:** Review of a Conditional Use Permit to operate a state licensed medical marijuana cultivation center in an I-2 (Heavy Industrial) zoned property located at 300 E. Cherry St. APN 406-42-105Q. Address: 300 E Cherry St. Owner: Benny G. Grosz. Agent: Ian Pedersen.
 - 2. RCU 14-002- SYCAMORE SQUARE:** Review of a Conditional Use Permit to allow RV storage in a C-2 (Heavy Commercial) zoned property located at 1329 E. State Rte. 89A. APN 406-06-028G. Address: 1329 E. State Rte. 89A. Owner: Peterson Revocable Family Trust. Agent: Dan Peterson.
 - 3. RCU 13-023- SONORA TAQUERIA:** Review of a Conditional Use Permit approved in October 2013 for the placement of a mobile food truck located in a C-2 (Heavy Commercial) zone at the corner of Zalesky Road and 89A. The site is located on the
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property of Rio Verde RV Park. APN 406-07-011C. Address 3420 E. State Rte. 89A. Owner: Joy Kim. Agent: Sergio Tadeo.

4. **DR 15-001- COFFEE KIOSK:** Design Review approval for placement of a coffee kiosk, to be located in the Food City parking lot in a C-1 (Light Commercial) zone which allows for the sale of food and beverage products.
5. **DR 15-002- OLD TOWN DENTAL:** Design Review approval for construction of a dental office, to be located at 542 N Main Street, zoned C-1(Light Commercial).

V. DISCUSSION ITEM:

VI. INFORMATIONAL REPORTS AND UPDATES:

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action).

VII. ADJOURNMENT

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

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.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.