

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Regular Meeting
Held, June 15, 2015, at 6:00 P.M. at the City Council Chambers
826 N. Main St. – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

Chairman Kiyler called the meeting to order at 6:00 p. m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Chairman Ed Kiyler Robert Williams Philip Rosen
Judd Wasden Suzanne Poslaiko

Planning & Zoning Commission Members Absent

Ray Cox Jean Wilder

Staff Members Present

Berrin Nejad, Community Development Director
Steve Horton, City Attorney
Scott Ellis, Community Development Planner
Charlie Scully, Community Development Planner
Christina Papa, Administrative Coordinator, Recorder

APPROVAL OF MINUTES OF MAY 18, 2015-REGULAR MEETING

Motion: *To approve the minutes of 5/18/2015-regular meeting*

Made by: *Commissioner Williams*

Second: *Commissioner Rosen*

Vote: *Unanimous*

APPROVAL OF MINUTES OF JUNE 4, 2015-WORK SESSION

Motion: *To approve the minutes of 6/4/2015-work session*

Made by: *Commissioner Williams*

Second: *Commissioner Wasden*

Vote: *Unanimous*

CALL TO THE PUBLIC (NONE)

UNFINISHED BUSINESS

1. **DR 15-004- GALPIN RV:** Design Review approval for the construction of a 7,000 square foot building and RV/Used Car display lot located on State Route 89A between S. 8th Street and S. 10th Street. Below is Ellis's report:

Galpin RV was presented as a technicality from the May 2015 meeting. A brief recap of the DR portion of the project not being approved when the re-zone was approved was presented to the Commission.

Commissioner Rosen had asked the applicant if they would make some additions to the east elevation that was to face 89A. Applicant mentioned that they would not have a problem making some alteration. Commissioner Wasden mentioned that they could add more awnings and faux windows to that side to mimic the rest of the building.

Motion: Approval of DR 15-004 subject to the project being developed in conformance to Code Review Board comments dated 11-3-14, the project is developed in conformance with the site, landscaping, and lighting plans submitted 3-17-15, the applicant submits a full drainage report for staff review and approval, and that there are side modifications done on the east side to include architectural details consistent with the west elevation, such as windows and awnings.

*Made by: Commissioner Williams
Second: Commissioner Poslaiko
Vote: Unanimous*

2. **DR 15-003- KIDZAAM DENTISTRY:** Design Review approval for the remodel of an existing building in a C-2 (Heavy Commercial) zoned property located at 2180 E. State Route 89A. APN 406-55-060, 406A-55-061B, and 406-55-059D. Owner: Albert & Susan Higgins Family Limited Partnership. Agent: Michael Taylor. Below is Ellis's report:

This project was originally submitted and reviewed by the Planning & Zoning Commission in April 2015 and May 2015 with the Commission tabling the proposal each time. The Commission had concerns regarding the colors and architectural embellishments that were submitted as an exterior renovation to the existing building. The Commission directed the applicant to modify the color use and intensity and rethink the architectural design.

The applicant was able to redo the color scheme on the exterior of the building, remove the architectural elements, and resubmit the project for Design Review approval at the June 2015 Planning & Zoning meeting. Please see the attached submittals showing these

changes and the detailed color descriptions from the applicant. The purple colors shown on the elevations are a bit brighter than what the true color will be on the building.

Commissioner Wasden recused himself.

The floor was open to the public for comment, and there was one public comment in support of the project. The floor was closed to public.

Commissioner Rosen mentioned to the applicant that the difference with what was presented now from before is monumental, it is great, and is happy to have Kidzaam come to Cottonwood. Commissioner Williams thanked the applicant for being patient and working with the commission to come up with something that they could approve.

Motion: *Approval of DR 15-003 Kidzaam Dentistry as presented to us this evening, and that if/when they decide to use the freestanding sign that it comes back before the commission for review and approval.*

Made by: *Commissioner Williams*

Second: *Commissioner Poslaiko*

Vote: *Unanimous*

3. **RCU-67 AUTO SALES:** Review of a Conditional Use Permit for an auto sales facility located in a C-1 (Light Commercial) zone. APN 406-04-041B. Address 847 S. Main St. Owner: Lupe Lozano. Agent: N/A. Below is Ellis's report:

The Commission was given an update that there was nothing new to show regarding the property from staff, and the property owner was present to answer questions as requested by the Commission.

Chairman Kiyler asked the applicant why they have not been able to attend the past meetings regarding this property. Applicant responded that she had other business and was unable to attend, she also did not know that she could send someone else to the meeting in lieu of her. Commissioner Rosen mentioned that he drove by the property on his way to the meeting and that it was neat and orderly, the object is to enhance the attractiveness, and would like to see four times what they have put in as far as plants. Commissioner Wasden mentioned that the intent to put plants in, and the City is trying to enhance that, can put in boulders if there is no water out there for foliage. Commissioner Poslaiko mentioned that low growing foliage mixed with some large boulders, would be an enhancement. Chairman Kiyler mentioned that something similar to the neighboring property, and that it is brought up to the city landscape code.

Motion: *Approval RCU -67 Auto Sales subject to the modular building, when paving requirements are completed, comply with the requirements of the Code Review Board, that no banners, signs and display of vehicles be placed within the ADOT right of way, that the parking lot surface be*

repaired in an acceptable manner with City requirements, that the Use Permit be review in one (1) year for compliance, and that some additional ground cover foliage and boulders be added within reason.

Made by: *Commissioner Williams*
Second: *Commissioner Poslaiko*
Vote: *Unanimous*

DISCUSSION ITEMS

There was a brief update/discussion in regards to the following, no action was taken, these were only for informational purposes.

1. Discussion with City Attorney regarding signs, and conditional use permits.

Motion: *To convene to Executive Session.*

Made by: *Commissioner Williams*
Second: *Commissioner Rosen*
Vote: *Unanimous*

INFORMATIONAL REPORTS AND UPDATES

2. Z 15-001 ECO Village

ADJOURNMENT

Meeting adjourned at 8:20p.m.