

**PLANNING & ZONING COMMISSION
MINUTES OF MEETING
August 21, 2013**

COMMISSION MEMBERS PRESENT: Gene Robert Larson, Chairman, Kay Matlock, Commissioner, Jim Bryce, Commissioner, Mark Claridge, Commissioner, Dean Krieg, Joe Carpenter, Commissioner

MEMBERS ABSENT: Judy Motes Driver, Commissioner, Jack Willey, Commissioner

STAFF PRESENT: Joe Goodman, P&Z Director; Steve McGaughey, Zoning Inspector; Karen Ulibarri, P&Z Secretary; Michael Bryce, Graham County Engineer; Brooks Bryce, Graham County Deputy Assessor

VISITORS: Grady John, Mike & Linda Merrick, Barbara Brown, John Brown, Mark Apel, Dan Braatz, Bill Brandau

CALL TO ORDER: Co-Chairman Matlock called the meeting to order at 9:02 a.m., noting there was a quorum present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Larson moved to approve the minutes of the Planning & Zoning Commission meeting held on July 17, 2013. Commissioner Carpenter seconded the motion. The Commission vote was unanimous.

ITEMS FOR PUBLIC HEARING:

AGENDA ITEM #4: Public hearing for a zone map change request REZ #756-13 (APN 107-30-016A). Request is made to change the present "A" (General Land Use) Zone to "C-M" (Commercial-Manufacturing) Zone for the purpose of building an industrial factory that would employ 20-25 workers. WBE Steel Services Inc. based out of Thatcher would like to fabricate steel locally and install throughout AZ & CA. The applicants is Michael Merrick. The property is 30 acres. The situs address is about .3 mile north of Old Highway 70 on Nola Lane.

Linda Merrick spoke to the Commission for Nick DeRusha who could not be at the meeting. She said that she wasn't sure about all of his plans but had his phone number to answer any questions.

John Brown, the closest neighbor had questions about the hours of operation and Mr. DeRusha said the hours would be typical work hours of 8-5. Mr. Brown asked about the building size and amount of traffic.

Commissioner Bryce moved to send a *favorable recommendation* to the Board of Supervisors. Commissioner Carpenter seconded the motion. The vote was unanimous in favor of the recommendation.

MOTION ADOPTED

AGENDA ITEM #5 Public hearing for a Zone Map Change Request REZ #757-13 (APN 109-41-004A). Request is made to change the present “A” (General Land Use) zone to “C-M” (Commercial-Manufacturing Land Use) zone for the purpose of expanding the present business operation. The applicant is Eterna Building System. The property is 9.03 acres. The situs address is 12800 W. US Hwy 70, Eden

Mr. Grady John spoke to the Commission and explained how Eterna Building System is hoping to expand their operation onto this parcel.

Commissioner Bryce moved to send a *favorable recommendation* to the Board of Supervisors and Commissioner Krieg seconded the motion. The vote was unanimous in favor of the motion.

MOTION ADOPTED

Mr. Mark Apel from the University of Arizona gave a presentation on “**Renewable Energy Opportunity Analysis**”

DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS:

Planning & Zoning Director, Joe Goodman, introduced himself to the Commission as the new Director. He told the Commission that the Zone Map Change Request they had heard last month had been approved by the Board of Supervisors.

PLANNING & ZONING COMMENTS:

CALL TO THE PUBLIC:

ADJOURNMENT: by acclamation at 9:58 a.m.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman **Date**
Planning & Zoning Commission

Attest:

Joe Goodman, Community Development Director **Date**
Planning and Zoning Department