

**PLANNING AND ZONING COMMITTEE
DRAFT MINUTES
Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173
Thursday, February 7, 2019 6:00 P.M.**

CALL TO ORDER

Meeting was called to order at 6:00 PM by P & Z Chairperson Matt Mashaw.

PLEDGE OF ALLEGIANCE

Matt Mashaw, P & Z Chairperson led everyone in the Pledge of Allegiance.

INVOCATION

Matt Mashaw gave the Invocation.

ROLL CALL

Chairperson	Matt Mashaw
Vice Chairperson	Joy Eveland ABSENT
Commissioner	Henry Munoz
Commissioner	Hank Gutierrez ABSENT
Commissioner	Sherry Figdore
Commissioner	David Gunn
Commissioner	Jesse Garcia ABSENT

STAFF PRESENT

Todd Pryor, Town Manager
Ruby Cervantes, Town Clerk
Arlene Diaz-Gonzalez, Admin Aide

PUBLIC PRESENT

Kenneth Tuthill
Darrin & Paula Lewis
Maria Hjelle
Ann Marie Morgan

CONSENT AGENDA:

Approval of January 3, 2019 Regular Meeting Minutes.

Motion to approve the January 3, 2019 Regular Meeting Minutes made by Commissioner Gunn, second by Commissioner Figdore, Motion Carries.

AYES - 4 Chairperson Mashaw, Commissioners: Munoz, Figdore, Gunn

NOES - 0

ABSENT - 3 Commissioners: Eveland, Gutierrez, Garcia.

NEW BUSINESS:

Discussion/Possible Approval of Resolution No. 2019-02. A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL AMEND ARTICLE XIII, SECTION 13.11 OF THE TOWN'S ZONING ORDINANCE.

Commissioner Gunn commented on the wording in 13.11. Items A & B should have consistent wording. Item A says 6 foot high solid masonry fence and Item B. says 6 foot high solid wall. Town Manager Pryor will let the engineers know.

Commissioner Gunn stated that this is an enforcement problem. Asked about the temporary use permit option.

Town Manager Pryor stated that this change lightens the rules for parking. It is a modification; changes the Code.

Commissioner Gunn - If this is approved by Town Council, this could anger people. There is no place nearby to move their RVs.

Mr. Pryor - He knows of resident that had to move their RV to Florence and has to pay for storage. Could have engineers modify change and not be as strict. It's up to Commissioners. You could kick it back to Engineers with suggested modifications or adopt it as is. It's up to Commissioners.

Commissioner Munoz - This was his concern at last meeting. Get Public input. Put it in the paper and get input from public. Do some social media and newspaper advertisement. Once we do this, to continue this at next meeting and have some more people here for Public Hearing. We would be hearing their concerns; it would be in the best interest of the Community.

Mr. Pryor stated the solution is to make everyone happy. Public outreach makes a lot of sense.

Discussion on working with certain concerns which include selective enforcement. Lots of rule breaking. Implement rules to all. This would be an opportunity for a RV Storage in Town.

Kenn Tuttle commented that this Section is also to get rid of junked cars. Questioned commercial property. The presence of hazardous material to be used or stored on-site is prohibited.

Mr. Pryor explained that this is in another part of the Nuisance Code; not part of Zoning Code but part of Town Code which you can view online. An example, if you have a car dealership you can display your cars on frontage and not be in violation of this rule and not have to put up fence. He will be in contact with Zoning Officer for clarification or removal. Will talk to engineers to see if this is in another place before we can remove this.

MOTION TO MOVE THIS AGENDA ITEM TO THE NEXT MEETING AND ADVERTISE FOR PUBLIC HEARING MADE BY COMMISSIONER GUNN, SECOND BY COMMISSIONER MUNOZ, MOTION CARRIES.

AYES - 4 Chairperson Mashaw, Commissioners: Munoz, Figdore, Gunn

NOES - 0

ABSENT - 3 Commissioners: Eveland, Gutierrez, Garcia.

2. Discussion on progress with 727 W. Simpson Street, Superior, AZ.

Mr. Pryor- There had been repair delay on this street for about 3 to 4 months. Simpson Street has been done and we can see the final width. This is a discussion issue; no formal action will be taken.

Commissioner Gunn - Asked if the work on the street had been done satisfactorily. Mr. Pryor replied that most work is meeting standards; cold weather has been challenging.

Ann Marie Morgan - Stated that in November she addressed the Zoning Board and hasn't heard anything. She doesn't care about the pavement. Traffic is her concern. Street is not wide enough for 2 cars. The alley behind her house is fine. The very minimum she wants is a slow sign; car speed is a concern. She's unhappy with highway median.

Todd Pryor- The ADOT project was built with Federal Money. After 10 years we can address the medians. We would have to pay for median removal if ADOT approves. Its an expensive question. By ADOT standards it is intentionally inconvenient; prevents accidents. We can talk to Engineers about signs. Speed bumps are expensive and neighborhood pays for these.

Commissioner Munoz - Asked about time to get Speed, Caution or Slow signs. Mr. Pryor replied it would take a couple of weeks to order and about 30 days to get them installed.

Commissioner Gunn - This is a Public Relations Issue. No communication or monthly call to Ms. Morgan. Mr. Pryor stated he has talked to her. Commissioner Munoz said he and Commissioner Gutierrez stopped by her house to visualize what she was talking about and she wasn't home.

Mr. Pryor - We have to do this study right. Not be hasty to action and to wait until street project was done was the decision. Project is now done so I'll contact engineers and put them to work.

CALL TO THE PUBLIC

Darrin Lewis - He's with Lewis Development. He and spouse considering moving into Community. He has made some investments here recently. Planning on doing some Tiny Homes across from Bakery. Tiny homes are affordable housing and a way of the future. He wants to learn how to go through proper channels and do things right. He wants to be more involved in community and give back. Hopes to build. Would like to show plans. Mr. Pryor told him he would have to submit site plan; it would go to engineers.

Maria Hjelle - She's Darrin Lewis' real estate agent. Excited to see clean-up in the area this past weekend. She sees Darrin's vision. He's also a veteran. He has been working on other dilapidated properties.

Town Manager Pryor – The Pinal Street clean-up volunteers consisted of Rebuild Superior (Chamber of Commerce, Superior Schools, Town of Superior); Republic Services donating roll-off dumpster,; the volunteers from the LDS group. Everyone was working for a common goal.

ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Munoz, second by Commissioner Figdore, Motion carries. Meeting Adjourns at 6:36 PM.

AYES - 4 Chairperson Mashaw, Commissioners: Munoz, Figdore, Gunn

NOES - 0

ABSENT - 3 Commissioners: Eveland, Gutierrez, Garcia

MATT MASHAW, P & Z CHAIRPERSON

ATTEST:

RUBY CERVANTES, TOWN CLERK

DRAFT