

CITY OF WILLCOX AGENDA

Regular Planning & Zoning Commission Meeting

Wednesday, October 28, 2009

7:00 P.M.

City Council Chambers
300 West Rex Allen Drive
Willcox, Arizona

(Chairman or Designee will read only **BOLD** print of each agenda item, except for Public Hearings, Petitions and Communications.)

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **CALL TO THE PUBLIC**

Consideration, discussion of comments and complaints from the public. Those wishing to address the Commission are required to register by completing and signing an individual speakers form with the Recording Secretary before the meeting and must be recognized by the Chairman before speaking. Time permitting, each presentation will be given approximately three (3) minutes. It is probable that each representative will be limited to one speaker per organization. Action taken as a result of public comment will be limited to directing staff to study or reschedule the matter for further consideration at a later date.

5. **DECLARATION OF CONFLICT OF INTEREST**

The Commissioners and staff have a right to declare a conflict of interest. The declaration of a conflict of interest must be made prior to discussion of an agenda item in which Commissioners or staff members determine they have a conflict of interest.

6. **ADOPTION OF THE AGENDA**

The Commissioners will at this time either adopt the agenda as presented by the Recording Secretary or may remove or table any of the listed agenda items. Tabled items, unless otherwise directed, will appear on the next regular agenda. Commissioners may not add any items to the agenda at this time. Should staff have any recommendations concerning the exclusion or tabling of agenda items they will voice these recommendations at this time.

7. **DISCUSSION/DECISION REGARDING THE MINUTES OF THE SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION HELD ON JUNE 10, 2009.**

Consideration, discussion and/or decision regarding the minutes of June 10, 2009.

8. **NOMINATION AND APPOINTMENT OF CHAIRMAN FOR THE PLANNING AND ZONING COMMISSION FOR A ONE (1) YEAR TERM.**
Nomination and appointment of Chairman for the Planning and Zoning Commission for a one (1) year term.
9. **NOMINATION AND APPOINTMENT OF VICE CHAIRMAN FOR THE PLANNING AND ZONING COMMISSION FOR A ONE (1) YEAR TERM.**
Nomination and appointment of Vice Chairman for the Planning and Zoning Commission for a one (1) year term.
10. **NOMINATION AND APPOINTMENT OF SECRETARY FOR THE PLANNING AND ZONING COMMISSION FOR A ONE (1) YEAR TERM.**
Nomination and appointment of Secretary for the Planning and Zoning Commission for a one (1) year term.
11. **DISCUSSION/DECISION REGARDING THE REQUEST FROM MS. LIZ ADAMS TO REZONE A PORTION OF PARCEL 203-03-001B FROM TR-36 (RESIDENTIAL) TO R-1 (RESIDENTIAL).**
Discussion/ decision regarding the request from Ms. Liz Adams to rezone a portion of Parcel 203-03-001B from TR-36 (Residential) to R-1 (Residential).
12. **DISCUSSION/DECISION REGARDING REMOVING ALL REFERENCES TO A "HISTORIC PRESERVATION CONSULTANT" FROM ANYWHERE IT APPEARS IN THE HP-1 (HISTORIC PRESERVATION) ZONING REQUIREMENTS.**
Discussion/ decision regarding removing all references to a "Historic Preservation Consultant" from anywhere it appears in the HP-1 (Historic Preservation) zoning requirements.
13. **DISCUSSION/DECISION REGARDING CHANGING THE WORDING IN 17.52.070 B FROM "OFF-SITE SIGNS SHALL NOT BE PERMITTED. DIRECTIONAL SIGNS MAY BE PERMITTED UPON APPROVAL FROM THE HISTORICAL COMMISSION." TO "OFF-SITE SIGNS AND DIRECTIONAL SIGNS MAY BE PERMITTED UPON APPROVAL FROM THE HISTORIC PRESERVATION ADVISORY COMMITTEE." AND ALSO TO CHANGE 17.52.070 C FROM "BUSINESS SIGNS SHALL BE LIMITED TO ONE SIGN ONLY FOR EACH STREET FRONTAGE PER PREMISES. BUSINESSES HAVING FRONTAGE ON MORE THAN TWO STREETS WILL BE ALLOWED A TOTAL OF THREE SIGNS." TO "ALL BUSINESS SIGNS SHALL REQUIRE APPROVAL OF THE HISTORIC PRESERVATION ADVISORY COMMITTEE." AND ALSO TO OMIT "PLASTICS ARE NOT ALLOWED" FROM 17.52.070 F.**
Discussion/ decision regarding changing the wording in 17.52.070 B from "Off-site signs shall not be permitted. Directional signs may be permitted upon approval from the Historical Commission." to "Off-site signs and directional signs may be permitted upon approval from the Historic Preservation Advisory Committee." and also to change 17.52.070 C from "Business signs shall be limited to one sign only for each street frontage per premises. Businesses having frontage on more than two streets will be allowed a total of three signs." to "All business signs shall require approval of the Historic Preservation Advisory Committee." and also to omit "Plastics are not allowed." from 17.52.070 F.

- 14. **UPDATE ON VARIOUS TOPICS BY ZONING ADMINISTRATOR JEFF STODDARD.**
 - 1. New Cochise College facility on North Bisbee Avenue
 - 2. Three Modular homes on North Arizona Avenue
 - 3. Possible meat packing plant and slaughterhouse on North Haskell Avenue
- 15. **SUGGESTIONS FOR POSSIBLE FUTURE AGENDA ITEMS FROM COMMISSIONERS.**
Suggestions for possible future agenda items from Commissioners.
- 16. **COMMENTS ONLY, FROM COMMISSIONERS, NOT FOR DISCUSSION.**
Comments only, from Commissioners, not for discussion.
- 17. **ADJOURN.**

NOTE: People with disabilities may request reasonable accommodations. Requests must be made 48 hours prior to the meeting by contacting the ADA Coordinator, at 384-4271 during regular business hours 8:30 a.m. to 4:30 p.m.