

CITY OF WILLCOX
AGENDA – ACTION MINUTES

Regular Planning & Zoning Commission Meeting

Wednesday, February 24, 2010

7:00 P.M.

City Council Chambers
300 West Rex Allen Drive
Willcox, Arizona

1. **CALL TO ORDER** – Chairman Fusco at 7:00 p.m.
2. **ROLL CALL**

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| <u>PRESENT</u> Chairman Jim Fusco Commissioner Doyle Miller Commissioner Bob Irvin Commissioner Don Ulses Ex-Officio Larry Schultz | <u>STAFF</u> Zoning Administrator Jeff Stoddard Recording Secretary Sandra Thomas <u>ABSENT</u> Vice Chairman Earl Goolsby (Excused) |
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3. **PLEDGE OF ALLEGIANCE TO THE FLAG** – Chairman Fusco
4. **CALL TO THE PUBLIC**
There was no response from the public present.
5. **DECLARATION OF CONFLICT OF INTEREST**
All Commissioners voiced none.
6. **ADOPTION OF THE AGENDA**
It was moved and seconded to adopt the agenda as presented. CARRIED.
7. **DISCUSSION/DECISION REGARDING THE REQUEST FROM DR. ED ROBINSON TO REZONE PARCELS 203-29-203 THROUGH 203-29-207, FIVE LOTS, FROM CC-1 (CENTRAL COMMERCIAL) TO R-5 (LARGE SCALE DEVELOPMENT).**
After some discussion, it was moved and seconded to table this item until Dr. Robinson can bring a detailed site plan showing setbacks, storm water retention and parking. CARRIED.
8. **DISCUSSION/DECISION/DIRECTION TO STAFF REGARDING MODULAR HOMES.**
After some discussion, it was moved and seconded to direct staff to prepare Architectural Design Standards for modular homes to be added to Title 17 of the Willcox Municipal Code. CARRIED.

9. **DISCUSSION/DECISION/DIRECTION TO STAFF REGARDING TITLE 17 OF THE WILLCOX MUNICIPAL CODE.**
After some discussion, it was moved and seconded to direct Staff to deliver a timeline on the update and codification of Title 17. CARRIED.
10. **DISCUSSION/DECISION/DIRECTION TO STAFF REGARDING THE INFILL INCENTIVE PROGRAM.**
After some discussion it was moved and seconded to recommend this item to the Mayor and City Council for approval and adoption. But two Commissioners voted for the recommendation to City Council and two Commissioners voted against. A tie vote. The motion died.
11. **SUGGESTIONS FOR POSSIBLE FUTURE AGENDA ITEMS FROM COMMISSIONERS.**
There were no suggestions from the Chairman or Commissioners.
12. **COMMENTS ONLY, FROM COMMISSIONERS, NOT FOR DISCUSSION.**
Chairman Fusco said he sees growth coming to Willcox and it is the responsibility of this Commission to keep focused on the standards and the types of development that are desirable to the community and the citizens who live here.
13. **ADJOURN.** Chairman Fusco adjourned the meeting at 8:15 p.m.