



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943 FAX (928) 634-0715

REGULAR MEETING OF THE TOWN OF JEROME

PLANNING AND ZONING COMMISSION

DATE: WEDNESDAY October 1, 2014 TIME: 7:00 pm

PLACE: Jerome Town Hall

600 Clark St., JEROME ARIZONA, 86331

Minutes

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Planning and Zoning Commission will attend either in person or by telephone, video or internet conferencing.

The Planning and Zoning Commission may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 pm by Chair Lance Schall

Roll call by Zoning Administrator Albert Sengstock

Commission Members present: Margie Hardie, Frank Vander Horst, Lance Schall, Leo Shakespeare and Mike Perry

Staff Members present: Albert Sengstock, Zoning Administrator, Candace Gallagher, Town Manager/Clerk and Joni Savage, Minute Taker

ITEM 2: APPROVAL OF MINUTES: Minutes of June 4, 2014

Mike Perry motioned to approve. Second was made by Frank Vander Horst. Motion carried unanimously.

Based on minutes of June 4th, Albert Sengstock passed out solar design information to be placed on the next agenda.

ITEM 3: PETITIONS FROM THE PUBLIC:

No petitions from the public.

ITEM 4: APPLICATION FOR A RESIDENTIAL INTERIOR AND EXTERIOR

APPLICANTS: Hunter Bachrach & Charlotte Page

ZONE: C-1

ADDRESS: 38 Rich St.

APN: 401-06-135A

OWNER OF RECORD: Hunter Bachrach & Charlotte Page

The applicants request a permit to perform an exterior remodel including the expansion of the front deck

Hunter Bachrach spoke. They would like to enclose the laundry room and by doing so would incorporate it into part of the home, thus avoiding freezing problems. They would like to use corrugated metal on the upper part of the home. They have drawings showing existing and proposed. They will lose the deck with alterations so they want to add another stairway and add to the decking.

Frank Vander Horst asked about the metal siding whether it was painted or natural.

Hunter replied it was galvanized metal and showed them an example of the patina, weathered sheets.

Al Sengstock added that their request complies with zoning standards and setback standards do not apply. No objection to their request from a zoning and land use perspective.

Lance Schall made note that he saw no setback, height or usage change.

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Margie Hardie made comments about the transformation from a porch to a deck. She noted the other neighbors were flush along the street lines and that setback standards were met. She asked if the home was a single family or zoned as a duplex. She determined that a Conditional Use Permit was required before new construction could begin.

Motion made by Mike Parry to approve it contingent upon whether or not they need or already have a Conditional Use Permit.
Second was made by Lance Schall. Motion carried unanimously.

ITEM 7: FUTURE AGENDA ITEMS

Lance Schall requested that the vote for a new P & Z Chairman be put on the next agenda as one of the first items. Al Sengstock requested that the solar design changes he had passed out in the beginning of the meeting be considered prior to the next meeting and be added to the agenda.

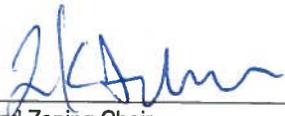
Frank Vander Horst requested that discussion and possible action be taken on changing the date Planning and Zoning meet, in order to be more beneficial in approvals for applicants.

Lance Schall again stated that there might be the possibility of adding the Bachrach's Conditional Use Permit to the next agenda.

ITEM 8: ADJOURNMENT

Motion made by Commissioner Schall to adjourn. Second was made by Mike Perry. Motion carried unanimously.
The meeting adjourned at 7:28.

Respectfully submitted by Joni Savage on November 5th, 2014.

Approved:  Date: 11/5/2014
Planning and Zoning Chair

Attest:  Date: _____
Planning and Zoning Vice Chair