



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331  
(928) 634-7943 FAX (928) 634-0715

## PLANNING AND ZONING COMMISSION

DATE: WEDNESDAY, March 3, 2016 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

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

Vice Chair Lance Schall called the meeting to order at 7:01 p.m.

Roll call was taken by Albert Sengstock, Zoning Administrator. Commission members present were Vice Chair Lance Schall, Margie Hardie, Mike Parry and Hunter Bachrach.

Staff present were Albert Sengstock, Zoning Administrator, and Jennifer Julian, Minute Taker.

Members of the public present were Steve Knowlton and Nancy Robinson, applicants.

### ITEM 2: APPROVAL OF MINUTES FROM FEBRUARY 3, 2016

Commissioner Hardie moved to approve the minutes of February 3, 2016 as presented. Commissioner Parry seconded. The motion passed unanimously.

### ITEM 3: PETITIONS FROM THE PUBLIC

There were no petitions from the public.

### ITEM 4: ELECTION OF CHAIR AND VICE-CHAIR

Commissioner Hardie moved to nominate Lance Schall as Chair. Commissioner Bachrach seconded. All were in favor and the motion passed unanimously.

Commissioner Parry moved to nominate Hunter Bachrach for Vice Chair. Commissioner Hardie seconded. All were in favor and the motion passed unanimously.

### ITEM 5: PARTIAL DEMO AND REHAB OF THE WALSH APARTMENT BUILDING

APPLICANTS: IDEAS-A-PLENTY

ZONE: C-1

ADDRESS: 446 CLARK ST

APNs: 401-06-032

OWNER OF RECORD: ABOVE

The applicant asks for approval to partially demo and rehabilitate the Walsh Apartment Building.

The applicants were present.

Mr. Sengstock presented the request. The property is a legal nonconforming apartment building, and setbacks are not an issue in the C-1 zone.

The Jerome Historical Society submitted a letter in support of the project.

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The main part of the building will be rehabilitated with the same materials. The rear part is structurally challenged and will be rebuilt with a small extension. The heights will not change. The applicant has cleaned up the property. There are no zoning issues and Mr. Sengstock recommends approval.

Commissioner Hardie moved to approve the item. Chair Schall seconded. All were in favor and the motion passed unanimously.

Vice Chair Bachrach asked if the interior will be gutted. Mr. Knowlton replied yes, but they are trying to save what they can. The exterior will remain as it is but patched up. Chair Schall asked if the brick will be repointed. Mr. Knowlton said it will be repointed as necessary and they are trying to match the new brick as much as possible.

Mr. Knowlton explained that the interior framing, plumbing and electrical all needs to be redone. The structure is free-standing brick with concrete stucco interior and exterior walls without insulation. The interior walls and the roof are framed. There are five apartments but only four have been occupied recently. The building is built "like a bowling alley," only 16 feet wide, 21 feet including the porch.

Commissioner Bachrach complimented Mr. Knowlton on his renovation of the Copper Camp Hotel.

## **ITEM 6: FUTURE AGENDA ITEMS**

Commission Hardie asked if home occupations had been discussed with Town Council. Mr. Sengstock said that is still in process.

## **ITEM 7: ADJOURNMENT**

Commissioner Hardie moved to adjourn. Chair Schall seconded. All were in favor and the meeting was adjourned at 7:13 pm.

*Approval on next page.*

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*Respectfully submitted by Jennifer Julian on December 7, 2016.*

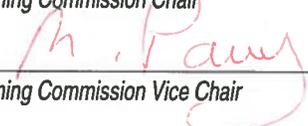
Approved:

  
Planning & Zoning Commission Chair

Date:

12/2/2016

Attest:

  
Planning & Zoning Commission Vice Chair

Date:

12-7-16