

MINUTES

PLANNING & ZONING COMMISSION *February 16, 2017*

ATTENDANCE Commission Members

ATTENDED

1. Chuck Teetsel
2. Evelyn Meadows
3. Wendell DeCross
4. Randy Murph
5. Don Berry
6. Rick Slone
7. Fred Shupla

ABSENT

Chuck Howe
Ruth Ann Smith
Carol Davis
Bob Hall

Staff Attendance

1. Bill Bess
2. Sandy Phillips
3. Peggy Saunders
4. Chérie Camp
5. Becky Petersen
6. Kristyn Saunders

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:00 p.m.

Chairman Chuck Teetsel called the meeting of the Navajo County Board of Adjustment to order and explained the meeting procedures to the public. **Chairman Teetsel** then led the Pledge of Allegiance.

ITEM #1 – CASE # 17-01: SPECIAL USE PERMIT, DISTRICT V: Discussion and possible action on a request by JoDean E. Freese, Jr. & Renee A. Freese, for a Special Use Permit to operate a Custom Motorcycle & Repair Shop on APN 212-10-051, Scotts Pine Meadows #2 Lot 161, a.k.a. a portion of Township 9 North, Range 22 East, Section 9 in the Lakeside area. **Chairman Teetsel** asked for staff comments. **Ms. Sandy Phillips** provided information and history on the property and the surrounding properties. The proposed building was previously used as the Timber Mesa Fire Station which has been vacant for quite some time. Staff considers this motorcycle shop to be similar to an auto mechanic shop which requires a Special Use Permit for an R-3 zoning. We received one letter of concern from a neighbor regarding the possible noise levels from the shop. Engineering, Flood, and the County Attorney, have no objection to the request. **Chairman Teetsel** asked for questions from the commission for staff or the applicant. **Chairman Teetsel** asked if there is a noise ordinance in the area. **Ms. Phillips** responded, there is no noise ordinance for Navajo County except for Wind Turbines. **Chairman Teetsel** invited Mr. Elkins to comment, **Bryan Elkins**, is with Long Reality, and is representing Mr. Freese. One of the reasons they want to purchase the property was in part, the exhaust system which is already in place. He understands the concern of noise but the vent system was what sold him on the building, and he made certain the system remained in the building. **Chairman Teetsel** asked if there were any further questions from the commission.

Commissioner Wendell DeCross stated that Condition #12 seemed. **Chairman Teetsel** agreed that #12 would need to be modified. After much discussion the Commission agreed the wording would be changed as recommended by **Bill Bess** to:

12. With the exception of Wagon Wheel Lane, Road Testing and driving of the repaired or new motorcycles shall not occur on the adjacent residential roadways.

Commissioner Murph made a motion to approve the conditions, and amend Condition #12, as recommended by staff, **Commissioner DeCross** seconded the motion. Motion passed 7 to 0.

ITEM #2 – WORK SESSION: This item was moved to end.

ITEM #3 – POSSIBLE APPROVAL OF THE 2017 MEETING SCHEDULE:

Commissioner DeCross made motion to adopt the schedule. **Commissioner Meadows** seconded. With no further discussion, the motion was passed, 7 to 0.

ITEM #4 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF OCTOBER 20, 2016: Tabled.

ITEM #5 – COMMISSIONER’S COMMENTS AND/OR DIRECTIONS TO STAFF:

None at this time.

ITEM #6 – REPORT FROM STAFF TO THE COMMISSION:

Mrs. Saunders The election of officers should have been on this agenda, but she accidentally left it off. Also, she is retiring from the county on March 10, 2017 so this will be her last Planning and Zoning Commission meeting. **Commissioner DeCross** requested that the record show that the Commission congratulates Mrs. Saunders on her successful service to the Commission. **Chairman Teetsel** thanked Mrs. Saunders for her contribution and wished her well.

Chairman Teetsel requested that **ITEM #2 – WORK SESSION** be moved to the end of the agenda and indicated the Commission will reconvene for the Work Session upon adjourning from this meeting.

The Commission reserves the right to change the order of any Agenda item.

The Commission reserves the right to adjourn into executive session when needed pursuant to ARS §38-431.03(A) (3) for legal consultation on the above-described agenda items.

Chairman Teetsel with no further discussion, the meeting is adjourned.

Approved this _____ day of _____, _____

Chairman, Navajo County
Planning and Zoning Commission

ATTEST:

Secretary, Navajo County
Planning and Zoning Commission