



# TOWN OF JEROME

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

## PLANNING AND ZONING COMMISSION

DATE: WEDNESDAY, October 7, 2015 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

Chair Leo Shakespeare called the meeting to order at 7:00 p.m.

Roll call was taken by Albert Sengstock, Zoning Administrator. Commission members present were Chair Leo Shakespeare, Mike Parry, and Lance Schall. Margie Hardie had an excused absence.

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

Members of the public present were Hunter Bachrach and Charlotte Page, residents.

### ITEM 2: APPROVAL OF MINUTES FROM JULY 1, 2015

Approval of the minutes was tabled to the next meeting.

### ITEM 3: PETITIONS FROM THE PUBLIC

There were no petitions from the public.

### ITEM 4: REQUEST FOR A USE PERMIT FOR A DUPLEX IN C-1

APPLICANTS: HUNTER BACHRACH AND CHARLOTTE PAGE

ZONE: C-1

ADDRESS: 38 RICH STREET

APN: 401-06-135A

OWNER OF RECORD: ABOVE

The applicants ask for approval for a Use Permit to allow a duplex in a C-1 Zoning District.

The applicants were present.

Mr. Sengstock presented the request and explained the history of the property. By circumstance and a series of errors, the home evolved from a single-family home into a duplex, without the necessary parking being provided and without a Use Permit. One year ago, the error was discovered and since then Mr. Sengstock has been working on a solution. He showed a map of the parcel, indicating the surrounding mine property and the proposed parking site. The mine has agreed to grant a long-term lease to the applicants for the parking site. Mr. Sengstock recommends approval subject to recording the surveyed parking spaces and long-term lease on the property's deed, with the Yavapai County Recorder's Office, subject to prior review and approval of the Zoning Administrator, before recordation.

Commissioner Parry moved to approve the item. Commissioner Schall seconded. Mr. Sengstock suggested amending the motion to include the condition that the parking spaces are surveyed and recorded on the deed. Commissioner Parry amended his motion to include "subject to recording the surveyed parking spaces and long-term lease on the property's

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deed, with the Yavapai County Recorder's Office, subject to prior review and approval of the Zoning Administrator, before recordation." Commissioner Schall seconded. All were in favor and the motion passed unanimously.

## **ITEM 5: DISCUSSION PERTAINING TO THE HOME OCCUPATION ORDINANCE**

Mr. Sengstock suggested tabling items 5 and 6 item until the next scheduled meeting in light of Ms. Hardie's absence.

Commissioner Schall moved to table items 5 and 6 until the next meeting. Mr. Parry seconded. All voted in favor and the motion passed.

## **ITEM 6: ZA PRESENTATION ON JEROME'S HISTORIC STATUS**

Tabled until the next meeting per the previous motion.

## **ITEM 7: FUTURE AGENDA ITEMS**

None.

## **ITEM 8: ADJOURNMENT**

Commissioner Schall moved to adjourn. Commissioner Parry seconded the motion. The motion carried unanimously. The meeting adjourned at 7:14 p.m.

Approval on next page.

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*Respectfully submitted by Jennifer Julian on November 4, 2015.*

Approved: L. Shab  
Chair

Date: Feb. 3 2016

Attest: A. Aww  
Vice Chair

Date: 2/3/16