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Incorporated 1899

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 2, 2019 TIME: 7:00 pm
PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

MINUTES

ITEM 1: CALL TO ORDER/ROLL CALL

Chair Lance Schall called the meeting to order at 7:03 p.m.

Roll call was taken by Joni Savage. Commission members present were Chair Lance Schall, Commissioners Jessamyn Ludwig, Scott Hudson and Henry Vincent. Vice Chair Joe Testone was not present.

Staff present were John Knight, Zoning Administrator and Joni Savage, Deputy Clerk.

7:03 (2:30) ITEM 2: PETITIONS FROM THE PUBLIC – There were no petitions from the public.

7:03 (2:45) ITEM 3: Approval of Minutes: Minutes of the Regular Meeting of September 4, 2019

Motion to Approve the Minutes of September 4, 2019

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig		X	X			
Schall	X		X			
Testone					X	
Vincent			X			

ITEM 4: Continued Items from Previous Meetings (none)

7:04 (3:45) ITEM 5: Jerome Winery Relocation - CUP

APPLICANT: Brigid McLoughlin

ADDRESS: 114 Jerome Av.

ZONE: C-1

OWNER OF RECORD: Jerome 114 Avenue LLC

APN: 401-06-003E

Applicant is seeking Conditional Use Permit approval for Spiritous Liquor Tasting (wine tasting)

7:05 (6:15) Brigid McLoughlin spoke about the parking spaces purchased by the owner.

7:06 (7:22) Ms. McLoughlin spoke again about the parking.

Motion to Approve the Packet as Submitted with the Addition of Striking No. 4 from the Suggested Conditions of Approval, the Limitation of Music to Acoustic Only and to Include a 1 (one) Year Review

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson		X	X			
Ludwig			X			
Schall	X		X			
Testone					X	
Vincent			X			

7:13 (12:40) ITEM :6 Education Items

John Knight spoke about height restrictions and referred to the Cuban Queen project.



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7:19 (18:48) ITEM 7: Zoning Administrator Informational Items

Mr. Knight gave updates on the following items.

- o C-1 Parking - Direction to return w/info. on In-Lieu Fee and Parking Overlay District to next Council meeting
- o Pay to Park (Kiosk) Program – Continued Discussion on Exemptions at next Council meeting
- o Sign Ordinance Amendments (1st Reading) – Direct Town Manager to make minor changes regarding special event banners
- o Jerome Clubhouse – Council supported P&Z recommendation of a CUP for Residential in C-1
 - **Update on September 9th DRB Meeting**
 - o Tomlinson Deck (750 Verde Av) – cont. to Oct. 15th DRB
 - o Roberto Rabago Metal Roof/Paint “small project” (509 Main St.) – approved
 - o Firefly Awning Replacement “small project” (208 Main St.) – approved
 - o Passion Cellars Signage Change (301 Main St.) – approved
 - o Spirit of Jerome Metal Roof (640 Main St.) – approved
 - **Misc. Items**
 - o Sidewalk Encroachment Policy – tentatively scheduled for October Council meeting
 - o Code Enforcement – 860 Hampshire (determined NOT to be a legal duplex)
 - o Zoning Administrator Work Program/Goal Setting Informational item (date still not set)
 - o Small Projects Definition
 - o Future Projects – Hotel Jerome, Comprehensive Code Update

7:43 (42:30) ITEM 8: Potential items for next P&Z Agenda (November 6th)

- Downtown Parking Solutions – possible workshop or hearing and discussion
- Small Projects Definition/Policy

Chair Schall asked for a Conditional Use Permit report on other tasting rooms and see what other music limitations have been used.

ITEM 9: ADJOURN

Motion to Adjourn at 7:51

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig	X		X			
Schall			X			
Testone					X	
Vincent		X	X			

Approval on next page.



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Respectfully submitted by Joni Savage on November 6, 2019

Approved: 
Planning & Zoning Commission Chair

Date: Nov 6, 2019

Attest: 
Planning & Zoning Commission Vice Chair

Date: 11/6/19