



TOWN OF JEROME
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MINUTES



Regular Meeting of the Planning and Zoning Commission
Wednesday, September 15, 2021, 6:00 pm
CONDUCTED VIA ZOOM

6:01 (0:20) Item 1: Call to order

Chair Lance Schall called the meeting to order at 6:01 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Schall, Vice Chair Chuck Romberger, and Commissioners Jeanie Ready, Jera Peterson, and Lori Riley. Also present was Zoning Administrator John Knight.

6:01 (0:53) Item 2: Petitions from the public – There were no petitions from the public.

6:02 (1:18) Item 3: Approval of Minutes – Regular meeting of August 18, 2021

Motion to Approve the Regular Meeting Minutes of August 18, 2021

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready			X			
Riley		X	X			
Romberger			X			
Schall	X		X			

Old (continued) Business: none

Public Hearings: none

New Business:

6:03 (2:17) Item 4: Conditional Use Permit for Microbrewery

Applicant/Owner: Denise Maurice

Zone: C-1

Address: 416 Hull Avenue

APN: 401-06-078D

Applicant is seeking a conditional use permit (CUP) to open a microbrewery and tap room in an existing building commonly referred to as the House of Joy.

Discussion/Possible Action – P&Z Reso. 2021-16

Mr. Knight introduced the item and mentioned to Vice Chair Romberger he could recuse himself if he so chose to (the vice chair is the owner of House of Joy).

Mr. Knight said the town code was written in 1977, before the advent of microbreweries, but that it included provisions for similar types of businesses: spirituous liquor tasting, retail wine sales, wine tasting rooms, etc. He said the applicant says the microbrewery would be most similar to a wine-tasting shop rather than a bar or restaurant, which would mean no additional parking would be required, per the town code, but that a conditional use permit (CUP) would be required.

Commissioner Peterson had questions about the residence in the building, parking, and square footage of the shop. Mr. Knight explained that if the apartment in the building was kept as a residence, additional parking would not be required.

Chair Schall asked if there was a conditional use permit (CUP) for the apartment. Mr. Knight said it preceded the CUP requirement, so it was an existing, nonconforming use.

Discussion ensued regarding how the current retail space or "usable area" (customer space) would be used (maps in agenda packet).

Ms. Peterson asked about square footage, fire code, and capacity, which Mr. Knight said the latter was likely determined for the previous business in that space.

Discussion turned to parking requirements. As long as there is a "swap like for like," i.e., retail for retail, and intensity was not increased, parking is not an issue, said Mr. Knight. If the applicant decided to expand the retail space in the future, parking requirements would be increased; however, they were actually decreasing the retail space.

Mr. Knight said it was up to P&Z to determine if the microbrewery was more like a bar than a wine tasting room and that he saw it as the latter.

Chair Schall said he leaned toward considering it a tasting room, so a CUP would be required.

Commissioner Riley agreed, since it would not be an open bar, they would be serving beer flights, and selling bottles on the premises. Mr. Knight

pointed out that they were solely selling beer made on site, not other brands.

Ms. Peterson also saw the business as a tasting room and asked how the manufacture of the beer would work and how the waste would be addressed. Chair Schall said it was a good question and compared the brewery to other "factories" in town: leather, glass, and pottery retail shops.

Ms. Riley suspected the applicant is aware of any regulations.

Commissioner Ready asked about production, storage, chemicals, and fire hazards.

Chair Schall said the commission could require a review of the CUP in six months if there are any issues.

Mr. Knight said this would be a new use for Jerome but not in other nearby towns, and that some level of manufacture is allowed in the C-1 zone, as long as the product is sold on site.

Ms. Peterson said her main concern was waste disposal.

(29:18) Applicant Denise Maurice, RN, of Dewey, Arizona, introduced herself and her partner, Keith. She explained what ingredients go into microbrewing, the process, and that they plan to give the several 5-gallon buckets of leftover grains per week to local farmers, who would pick them up to use for animal feed. A brief discussion continued about how this would be done and how much waste would be produced. Ms. Maurice assured the commissioners that the waste would be contained indoors until it was picked up, that it would go straight from the basement and across the adjacent lot to where the farmers would pick up the buckets.

Chair Schall said they would need permission to cross the private lot. Vice Chair Romberger said the path on the lot was a long-established easement and permission was not needed to traverse it.

(35:36) Jerome resident Carol Anne Teague supported the project; Mr. Knight mentioned other nearby merchants also supported it.

(36:24) Business owner Artis Roque said it would be a nice addition to the street and Jerome, and that it will help other businesses as well.

Chair Schall said it will likely bring more pedestrian traffic to the area; Ms. Riley said it was a good idea and glad it was not wine.

Ms. Peterson if there was no issue with parking, she was fine with the project.

Ms. Ready said it was definitely a tasting room, not a bar, and liked the idea of revisiting the CUP since it was a new business for the town. Chair Schall had no objection to this and said the condition could be added to the resolution. Discussion continued. Ms. Ready pointed out that the goal was to discuss mitigation, if necessary, not to revoke the CUP. Everyone agreed. Mr. Knight explained how the condition would be added to the resolution and that the CUP is highly discretionary and can be amended and reviewed again in another six months. He said the next step would be Council approval.

Motion to Approve P&Z Resolution 2021-16, with added condition to review CUP 6 months after opening of the business

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready			X			
Riley		X	X			
Romberger						X
Schall	X		X			

Informational Items (Current Event Summaries):

6:47 (47:20) Item 5: Updates of recent and upcoming meetings – John Knight, Zoning Administrator

- September 7, 2021, DRB meeting** – meeting cancelled due to lack of items.
- September 14, 2021, Council meeting** – disposition of Jerome property in Clarkdale, update planning and zoning fees, discussion of affordable housing options.

Mr. Knight mentioned that the first reading of the ordinance regarding temporary signs in the commercial district did not make it to the Council meeting the previous night due to a possible change to requirements for town-sponsored events, and that P&Z would be reviewing the amendments once again. He said the Council expressed interest in meeting with Clarkdale Town Council to discuss Jerome's property near the old cemetery.


6:52 (50:29) Item 6: Potential items for Wednesday, October 20, 2021 – final site plan review for 875 Gulch Road, 148 Juarez Street, 630 Main Street.

Mr. Knight said that if the variances are approved at the September 21 Board of Adjustment meeting, the project applications would be back before P&Z for final site plan approval. The temporary sign ordinance amendment would also be on the agenda.

Item 7: Adjourn

Motion to Adjourn at 6:52 p.m.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready		X	X			
Riley			X			
Romberger			X			
Schall	X		X			

Approved:  Date: 10/21/2021
Lance Schall, Planning & Zoning Commission Chair

Attest:  Date: 10/21/2021
Rosa Cays, Deputy Town Clerk