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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, December 4, 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 7:02 p.m.

Roll call was taken by Joni Savage. Commission members present were Chair Lance Schall, Vice Chair Joe Testone, Commissioners Jessamyn Ludwig, Scott Hudson, and Henry Vincent.

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

7:02 (00:43) ITEM 2: PETITIONS FROM THE PUBLIC – *There were no petitions from the public.*

7:03 (00:56) ITEM 3: Approval of Minutes: Minutes of the Regular Meeting of November 6, 2019 and the Special Joint workshop minutes of November 18, 2019

Motion to Approve the Minutes of November 6, 2019

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

Motion to Approve the Minutes of November 18, 2019

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

7:04 (3:24) ITEM 4: Site Plan Review for New Home

APPLICANTS: Lori Leachman & Andrew Farber

ADDRESS: 18 North Drive

OWNERS OF RECORD: Lori Leachman & Andrew Farber

ZONE: R1-5

APN: 401-11-007C

Applicant is seeking preliminary and final site plan review to construct a single-family home.

Mr. Knight referenced the new resolution forms being used.

Chair Schall referred to the resolution; he would like it to be referenced in the minutes by its number, 2019-1.

Motion to Pass Resolution No. 2019-1

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



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7:11 (10:47) ITEM 5: R-2 Rezone

The Town of Jerome proposes to rezone properties from R1-5 to R-2 in and around the vicinity of 10, 18, and 21 North Drive; 884, 886, 888, 894, 896, 898, and 899 Hampshire Avenue, and a vacant lot identified as APN 401-11-002A on Hampshire Avenue.

Mr. Knight explained this step, which is a map amendment. The text amendment has been completed.

Motion to Approve P & Z Resolution No. 2019-2

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

7:17 (16:20) ITEM 6: Site Plan Review for Enclosed Porch

APPLICANT: Jack Dillenberg

ADDRESS: 700 Holly Avenue

ZONE: R1-5

OWNER OF RECORD: Jack Dillenberg

APN: 401-07-089B

Applicant is seeking preliminary and final site plan review to enclose a porch to create a greenhouse.

Motion to Approve Resolution No. 2019-3

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

7:21 (19:54) ITEM 7: Review CUP condition for Central Hotel

APPLICANT: Lee Christensen

ADDRESS: 507 Main Street, Suite B

ZONE: C-1

OWNER OF RECORD: Lee Christensen

APN: 401-06-088

Applicant is seeking a revision of a previously approved condition regarding parking.

Mr. Knight suggested they remove the condition requesting that residents not park in the commercial zone. It is being questioned as to whether it is enforceable. He would like to see it as a recommendation and not a condition.

Chair Schall asked if there should be a resolution in the packet.

Mr. Knight responded there was not. He asked Mr. Christensen about possibly getting permits for School Street.

7:27 (26:27) Lee Christensen said he had been told since it is a Main Street address they couldn't have School Street parking permits. He explained further about the problems with the vacation rental on School Street taking up so many parking spaces.

Motion to Remove the Condition and Allow the Tenant to Park Anywhere in the Free Spaces Available on 89A

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



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7:33 (32:08) ITEM 8: Setback Interpretation of Section 507.E.5.a.1 (front setback in C-1)

APPLICANT: Windy Jones & Josh Lindner

ADDRESS: 324 Queen Street

ZONE: C-1

OWNER OF RECORD: Cuban Queen Bordello LLC

APN: 401-06-127

Applicant is seeking an interpretation to allow a front setback of 0 (zero) feet.

Mr. Knight explained his interpretation.

Chair Schall said he has no objection to the interpretation.

Motion to Approve Resolution No. 2019-4 Confirming the Interpretation that 324 Queen Street Have a Front Setback of 0 (zero) feet

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

7:38 (37:50) ITEM 9: Zoning Administrator Informational Items

John Knight gave updates to the commission.

7:43 (42:19) ITEM 10: Potential items for next P&Z Agenda (Wednesday, January 8)

John Knight spoke about the next agenda for Planning and Zoning.

7:43 (42:45) ITEM 11: Move Meeting Time to 6:00 pm (from 7:00 pm)

Chair Schall and all members were in favor of it. Direction to staff to move the meeting time to 6:00 p.m.

7:45 (44:25) ITEM 12: To and from P&Z members

No comments from the Commission.

ITEM 13: ADJOURN

Motion to Adjourn at 7:45 p.m.

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

Approval on next page.



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Respectfully submitted by Joni Savage on January 8, 2019

Approved: *[Signature]*
Planning & Zoning Commission Chair

Date: 1/9/2020

Attest: *[Signature]*
Planning & Zoning Commission Vice Chair
Deputy Clerk

Date: 1/9/2020