

**PLANNING and ZONING COMMISSION
REGULAR MINUTES
JUNE 1, 2017**

CALL TO ORDER

Meeting was called to order at 6:00 pm by Chairman Matt Mashaw.

PLEDGE OF ALLEGIANCE

Chairman Matt Mashaw led everyone present in the Pledge of Allegiance.

INVOCATION

Chairman Matt Mashaw gave the invocation.

ROLL CALL

Chairman	Matt Mashaw
Vice Chairman	Joy Eveland
Commissioner	Sherrie Figdore
Commissioner	Jesse Garcia
Commissioner	Hank Gutierrez
Commissioner	Gina Lopez – Absent
Commissioner	Sandra Doyle – Absent

STAFF PRESENT

Town Manager	Todd Pryor
P & Z Administrator	Lawrence Tomasello
Willdan Engineering	Darryl Delbridge
Deputy Town Clerk	Nora Miramon

PUBLIC ATTENDANCE

Tina Gutierrez
Sue Anderson
Rick Cartier
Pam Dalton-Rabago
Ken Cook
Bob Summers
Jim Schenck
Steve Holmquist

CONSENT AGENDA

Approval of April 6, 2017 Minutes.

Motion to approve minutes from April 6, 2017 was made by Commissioner Gutierrez, second by Vice Chairperson Joy Eveland, motion carries.

NEW BUSINESS

- 1. Discussion/Possible Approval of Resolution 17-04, a Resolution of the Planning and Zoning Commission of the Town of Superior, Pinal County, recommending that the Town Council adopt the comprehensive update of the Zoning Ordinance and Official Zoning Map.**
Mr. Tomasello recommendation is to approve, by motion, Resolution No. 2017-04; a Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council Repeal Ordinance No. 11-124 and replace it with Zone Change No. 17-01. Article XI has

been revised to reinstate the Manufactured Home (MH) Overlay Zone District. To keep it brief, only changes proposed are listed. There was brief discussion between Mr. Tomasello and Commissioner Gutierrez and then we moved on.

Town Manager, explained that a manufactured and a modular home are two different things. The overlay was not taken out it remains as it was before.

This is a public hearing.

Pam Rabago, on page 2,3. Who is the zoning administrator and the designator? Who is the hearing officer?

Mr. Tomasello, Wildan is the administrator and the designee is the Town Manager. The administrator reports to the Town Manager. The hearing officer is appointed by the Town Manager. Right now, it is the Police Department.

Ms. Rabago had several questions and there was a discussion period to make sure all the questions were answered and explanation for the question for the purpose of the public present.

Mr. Ken Cook, wanted to know where is all of this information available he notices that some of the public has copies.

Town Manager, copies of the packet for every meeting is always available for viewing at least 3-4 days prior to each meeting. There is a fee for copies of the packet. If it is a large packet it is not possible to email to your email address. He will talk to the Town's IT person and see if we can post it on the web in the past it was too large and not enough room on the web but let me talk to him and see what can be done. If you have a flash drive we can download it to your flash drive at no cost.

Ms. Rabago, where do cemeteries belong they were taken out of Conditional Use Permit section?

Mr. Tomasello will get back to her with that answer.

Mr. Cartier, has there been any changes to the Town Center? Mr. Tomasello stated there has not been any changes to the Town Center since the discussions took place in the past.

There was a lot of good discussion regarding the Mobil Home, Modular Homes/Manufactured home. Several people from the public has questions and they had opinion as to where the Manufactured Homes should go, Modular home should belong and who needs inspections and who doesn't. It is a state law that if you are purchasing a manufactured home from a licensed company you do not need a permit or inspection. The licensed company will do all of the necessary paperwork and put a sticker saying it has passed all of the inspections.

David Goud, since this has been in the works for the last 5 years he doesn't see why this could not be put on hold. He just found out how to get copies of the documents and he would like to read the documents and come to the next meeting and has some input, is that not what the board would like, so I am asking to please put this on hold.

Mr. Pryor, eventually this will have to vote on. Just because there is no rush to get this done doesn't mean we do not have to move forward. We cannot be coming to these meetings and putting these items on hold, yes, it is good to have some input but we cannot keep putting this off because someone come to the meeting and has not had the opportunity to read the document. Yes, we are not in a rush to get this voted on but at the same time we do need to move forward on these things. We have been involved with this for the last 6 months and we do not want to stop and go because someone has not had the chance to read the document.

Discussion's regarding the overlay and no overlay between Commission board, public and staff.

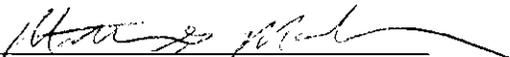
There was discussion's regarding front/side yard fencing. Brief discussion regarding parking.

Motion to post pone vote till August 3, 2017 for approval of Resolution 17-04, a Resolution of the Planning and Zoning Commission of the Town of Superior, Pinal County, recommending the the Town Council adopt the comprehensive update of the Zoning Ordinance and Official Zoning Map was made by Vice Chairman Joy Eveland, second by Commissioner Jesse Garcia, motion carries.

2. Discussion Concerning Special Zoning District for the Pinal Avenue Area.
This was a discussion item only. This was briefly discussed.

ADJOURNMENT

Motion to adjourn meeting was made by Vice Chairman Eveland, second by Commissioner Figdore. motion carries. Meeting was adjourned at 8:45 pm.


Chairman, Matt Mashaw


Town Manager, Todd Pryor