



TOWN OF JEROME

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MINUTES

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA TUESDAY, OCTOBER 15, 2024, AT 6:00 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

6:05PM (0:22) 1. CALL TO ORDER

Present were Chair Lance Schall, and Commission members Rebecca "Becca" Miller, Jeanie Ready and newly reseated Jera Peterson.

6:05PM (0:46) 2. PETITIONS FROM THE PUBLIC

There were none

6:05PM (0:54) 3. APPROVAL OF MINUTES

A. The Commission will discuss and vote to approve or reject the minutes from the August 20th regular meeting.

Mr. Schall introduced the item. He asks if there were any questions, comments or if anyone found any errors that needed to be updated.

Ms. Ready remarked she didn't see anything and moved to approve the meeting minutes from the August 20th meeting.

Ms. Miller seconded the motion.

Mr. Schall called the question, and the meeting minutes were approved.

Motion to approve meeting minutes from August 20th Planning and Zoning Meeting.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER		X	X			
PETERSON			X			
READY	X		X			
RILEY					X	
SCHALL			X			

4. NEW BUSINESS -

6:06 (1:38) A. The Commission will welcome Jera Peterson back to the Planning & Zoning Commission.

Mr. Schall introduced the item.

Ms. Peterson said welcome

Mr. Schall asked if there was a swearing in.

Mr. Blodgett said he believes her previous oath of office still stands but if he is incorrect in that, then he will agendize it as a housekeeping item for next month. He shared they also will need to elect a new Vice Chair since Mr. Sharif was appointed to Council back in June.

Mr. Schall remarked that was a good point, he had forgotten about that.

6:07 (2:29) B. The Zoning Administrator will update the commission about current and upcoming projects.

Mr. Schall introduced the item.

Mr. Blodgett shared that first he made for the board members a Planning and Zoning handbook. He did a quick review of its contents pointing out each section contains: General Plan, Zoning Ordinance, Zoning Map, Exterior Lighting Ordinance, Robert's Rules cheat sheet, Purdue University Glossary of Definitions, and lasty a document on everything you need to know about zoning in 75 minutes or less. He shared that the Design Review Board will also receive a version that focuses more heavily on the Historic Preservation Commission side of things. He offered if anyone else wanted a copy he would be happy to provide one. He shared we have people who are considering some new builds but had not had any engineering or architectural drawings submitted yet. He said maybe next month there will be some stuff to review but he is still unsure. He shared information on some potential renovations in the Town Hall building for storage,

historic preservation storage and court use, however it would not likely be structural and therefore would not come before the planning and zoning board. He said if any it required structural changes then they would come before the board.

Mr. Blodgett shared that the Town has acquired a collection of historic documents recently and he is working on proper storage, restoration and digitization so that it can be made public.

Mr. Schall asked what the source of the data was.

Mr. Blodgett shared that it was a private collection that a gentleman was trying to sell. He then updated the board about repair work on a downslope near Mr. Richard Flagg's property.

There was some discussion about where certain businesses and buildings were previously located.

Mr. Schall remarked that it was all interesting information, and he hoped it would be preserved in way that lets us easily reference it.

Mr. Blodgett shared he has been offered assistance from the State Park, the Historical Society and SHPO. He said there are a lot of projects spinning right now but none that have any current traction.

Ms. Peterson asked if the collection came from one source or was it from different sources.

Mr. Blodgett answered it came from one source that he was aware of.

Ms. Peterson asked if the gentleman got it all from one source or was he collecting it.

Mr. Blodgett said he cannot trace a solid chain of custody but the data is good. He said if anyone wanted to see it to contact him and he would arrange for it.

6:19PM (14:13) 5. NEXT MEETING ITEMS –

Mr. Schall introduced item 5.

Mr. Blodgett said next meeting will be voting a new Vice Chair and any other housekeeping items that have been missed. He said it's hard to tell regarding reviews what will be ready, or what new applications will be submitted.

Mr. Schall asked if there was any input from the commission.

Ms. Ready asked about updating the Ordinance and was wondering if there is a way they can facilitate that process.

Mr. Blodgett answered that the process has started but they are not quite ready for a steering committee yet. He said the Town Manager, the prior Town Manager and himself are currently having meetings to get everything set in motion. He shared that it will likely be pushing a 2-year process.

Ms. Ready said she was just wondering if input from board members would help.

Mr. Blodgett said there would be a time to share all of that information, but for now to wait, adding he will eventually have a lot of work for the board members.

6:21pm (16:33) 6. ADJOURNMENT –

Mr. Schall introduced Item 6.

Ms. Ready moved to adjourn the meeting.

Ms. Peterson seconded the motion.

Mr. Schall called the question, and the meeting adjourned at 6:21p.m.

Motion to adjourn at 6:21 p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER			X			
PETERSON		X	X			
READY	X		X			
RILEY					X	
SCHALL			X			

Approved: _____ Date: _____

Chair Lance Schall, Planning & Zoning Commission Vice Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk