



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, DECEMBER 17, 2024, AT 6:00 PM

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

6:00PM (0:35) 1. CALL TO ORDER

Present were Chair Lance Schall, and commissioners Rebecaa "Becca" Miller, Jera Peterson and Lori Riley. Vice Chair Jeanie Ready was absent due to illness. Also present were Zoning Administrator Will Blodgett and Accounting Clerk Michele Sharif

6:00PM (0:57) 2. PETITIONS FROM THE PUBLIC

There were no petitions from the public.

6:01 (1:12) 3. APPROVAL OF MINUTES

A. The Planning & Zoning Commission will review and vote on approval of the October 15th regular meeting minutes.

Mr. Schall introduced the minutes. He asked if anyone had any comments or changes.

There was discussion about Ms. Riley abstaining from the vote for minutes due to not being present for the October meeting. There was clarification provided regarding whether Ms. Riley could vote to accept the minutes. It was confirmed that she could vote on approving the minutes if she chooses to do so.

Mr. Schall asked if there were any changes to be made.

Ms. Peterson made the motion to accept the minutes.

Ms. Miller seconded the motion.

Mr. Schall called the question, and the meeting minutes from October 15th were approved.

Motion to approve meeting minutes from October 15th Regular Meeting.

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

6:03PM (2:42) 4. NEXT MEETING ITEMS

A. January will see more review items, including a potential re-zone, and a parcel combination.

Mr. Schall introduced the item and deferred to Mr. Blodgett for further introduction.

Mr. Blodgett shared that January was shaping up to be a busy month. He said board members can expect to see a rezone for a property on School St. It is a residential property in a C1 zone, but the owner purchased it to live in it and would like to have the residential use by right. There was brief conversation about which home he was referring to. It was also confirmed that it would remain commercial zoning and be dual zoned as R2, for multifamily, so that the new owners could legally use the home as a residence by right instead of needing to obtain a conditional use permit. There was a conversation regarding the zoning on School St. Mr. Blodgett further explained that this will clean up some of the legal zoning issues and might provide assistance or direction to other properties in town that are in similar scenarios. Mr. Blodgett then shared there would be a lot combination for Mr. Schall to be reviewed.

Mr. Schall acknowledged that he would have to recuse himself when it comes up on the agenda.

Mr. Blodgett said in the next few months there will be a project coming from MR. Keenan on Dundee, who will be expanding some wine equipment storage. He said while it is unique everything will be up to code, adding the new building will be using an existing building as the foundation and will not increase the footprint of the existing space.

Ms. Riley questioned if it hadn't been permitted previously would it be a problem?"

Mr. Blodgett answered that it had been permitted.

There was discussion regarding which structure each of them were referring to. Mr. Blodgett confirmed that a shade structure does not require a permit according to the language in our existing code. He said at this point the project manager is including him in early stages now. He said it's coming but there isn't even a package available yet and was just letting them know it would be coming because there will be a lot of information about that.

Mr. Schall suggested that it might be valuable to have a sight visit.

Ms. Riley said she knows he's pretty private about that.

Ms. Peterson said that if they're going to vote on it then the board needs to see it.

There was discussion regarding a previous generator project. The discussion detailed the fact that people in the community expressed to Mr. Blodgett that the project had been denied, and Mr. Schall confirmed he withdrew it because he said he was going to move it. Ms. Peterson interjected and said "correction, we did not say no."

Mr. Blodgett said exactly that was his point.

Mr. Schall said the original basement building approval included a sight visit.

Mr. Blodgett said he would ask about it. He said his only hesitation is security concerns and that the area is not the easiest to access. He said if it was possible then he would make the arrangements to do so.

Ms. Miller proposed, if they had were previously ok with Mr. Blodgett visiting the site maybe he could go and take some photos to bring back to the board.

Mr. Blodgett shared that they have plenty of photos, he added he doesn't disagree with the site visit, it will just be complicated to make the arrangements.

Ms. Peterson asked if the placement would be the same area as where they originally proposed the generator that was moved.

Mr. Blodgett confirmed yes it is the same space. He said because the roof of the existing storage area is at ground level and the new storage area will start at ground level and all design incorporates all the necessary requirements such as roof high and slope. He said his question for the longest time was "is it an addition to an existing building?" and he came to his answer as no. It is a new building using an existing building as a foundation, which is unique.

Ms. Peterson suggested once it's done, could they have a zoom meeting to ask questions.

Mr. Blodgett said he's happy to facilitate whatever means it takes to get everyone the information that is required.

Ms. Peterson said she is not going to give a vote on something they're not seeing.

Mr. Blodgett said they are not rubber stamping anything and are double checking everything. He said he is not sure that this will happen in January, it might be a few months out yet. He said we may be looking at March and that there are still a lot of "I don't know" and "I'm not sure yet" because there is still coordination needed, and they haven't reached that step yet.

Ms. Peterson said she thinks it's important that decisions be made not just on his suggestion. They've had it before and she will not make a vote unless it can be seen and questions be answered.

Mr. Blodgett reassured board members that what they are asking for is appropriate and to let him work to coordinate it.

There was discussion regarding Mr. Keena's privacy and cameras present on his property.

Ms. Riley pointed out that no one comes and goes down that street without him taking a photograph of us.

Mr. Blodgett confirmed he will do whatever he can to get them access to the site. He said if the access seems a little sketchy then he'll find an alternative.

There was discussion about accessing the site.

Mr. Blodgett said there is a lot of stuff coming and he hopes that none of it proves to be stressful or controversial. He said there is interest in other things coming up such as people purchasing properties, 2025 looks like it is going to be a busy year.

Ms. Riley asked if a lot of the lots have been sold this year.

Mr. Blodgett said there is interest, and some have already sold. He is trying to give the board as much information as he can without leading down the road of speculation.

Mr. Schall commented that it sounds fun and introduced item 5.

Ms. Peterson asked if she could make a request on North Dr regarding the tamale lady's house. She asked how long it is going to sit looking like a junkyard?

Mr. Blodgett said the contractor that was working with that property owner, and a handful of others, as far as he's aware, has skipped town.

Ms. Peterson confirmed he's being sued.

Mr. Blodgett said he's skipped town and likely the property owners are struggling, like everyone else to find a contractor. He said he has two options. He can let it go for a while and hopefully the property owners who've expressed the desire to do a thing with the property can find someone to do the thing with the property. But if he goes in using code enforcement powers to tell them to clean up the property, then all the historic materials there, that were saved for reconstruction, he is technically legal forcing them to clean it up. He said there is a careful balance to walk here, but there is a point where it becomes a health and safety hazard, and we have to act. But these are the options in front of us.

Ms. Peterson said she just wondered if there was a time frame because it's just sitting looking junky.

Mr. Blodgett said technically he could start writing letters now telling them to remove the trash from the property, but he wants to give them every opportunity to retain and reuse the material.

Mr. Schall agreed, adding that it then becomes a demo permit which they didn't intend. He said take all that historic material saved for refurbishment and throw it away. It's not what we really wanted to do.

Mr. Blodgett agreed and said they approved a demo permit with the intent that they dismantle it and save it for use in the reconstruction.

Mr. Schall agreed and reiterated the same information.

Mr. Blodgett said here's where negotiating compromise with the property owner is probably the best course of action but the one thing it's dependent on is his time. He said right now he doesn't have any time and the earliest he can get to it is in January.

Ms. Riley asked if she could ask a question regarding the house on Dundee under construction. She said she was made privy to information that the property owner had a new contractor, but that the contractor didn't want to touch it until the foundation was fixed.

Mr. Blodgett confirmed that Barry (Wolstencroft) has been having conversations with that contractor and there are a lot of things the contractor has inherited that are a mess. He said that it is outside of his realm of conversations.

Mr. Schall commented that they can't talk about things too much that aren't on the agenda.

Mr. Blodgett said he should formally agendize a section of to and from/directions to staff. He said he likes the conversations so he can inform them about upcoming things, but we do need to maintain good record keeping and so should agendize something that allows a little more conversation.

6:19PM (19:00) 5. ADJOURNMENT

Mr. Schall reintroduced item 5. He said he would entertain a motion.

Ms. Peterson made the motion to adjourn the meeting.

Ms. Riley seconded the motion.

Mr. Schall called the question, and the meeting was adjourned at 6:20 p.m.

Motion to adjourn meeting at 6:20p.m.

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

Approved: _____ Date: _____

Chair Lance Schall, Planning & Zoning Commission Vice Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk