



TOWN OF JEROME

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DRAFT MINUTES

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA

TUESDAY, FEBRUARY 17, 2026, AT 6:00 PM

6:00 (0:05) 1. CALL TO ORDER

*Present were Chair Lance Schall, Vice Chair Jeanie Ready, and Commissioner Rebecca Miller
Commissioner Jera Peterson had an excused absence.*

Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

6:00 (0:37) 2. APPROVAL OF MINUTES

A. Minutes of the regular meeting of 01/20/2026

Chair Lance Schall introduced item 2A, the meeting minutes of the regular meeting held January 20th, 2026. He asked if there were any comments or corrections.

Vice Chair Jeanie Ready pointed out a small correction in the 1st paragraph, under approval of minutes, which indicated Commissioners Peterson and Schall were in approval of the new format rather than Commissioners Ready and Schall.

Commissioner Becca Miller agreed that she liked the new minutes format.

Deputy Clerk Kristen Muenz gave a brief explanation that the new summary style met requirements, while saving staff time, and stated that she would correct the error in the minutes.

Chair Schall moved to approve the minutes with the correction, which was seconded by Commissioner Miller. The motion passed unanimously.

Motion to approved Meeting Minutes of January 20, 2026, with minor correction

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

6:03 (3:29) 3. NEW BUSINESS

A. New Shed for 776 East Avenue

Zoning Administrator Will Blodgett briefly explained item 3A, a proposed shed at 776 East Avenue. It was a new house and had previously been granted a variance for setbacks due to the slope of the parcel. The foundation for the new shed was an existing one and will not be extended, so Mr. Blodgett said that he does not believe an additional variance is needed but if the board disagrees, he will happily assist with pursuing this.

Commissioner Miller asked if the shed would be closer than 5 feet to property line.

Mr. Blodgett replied that it might be, but he would need to measure from the property pin to be sure.

Commissioner Miller asked how close the structure is on the other side.

Mr. Blodgett said it is not close; there is no significant impact to the other property. The shed is multi-floor, and a portion will be visible from the street, under the existing roofline, but the remainder will be below, and not large enough for anything but storage. The total height is 14' 6", but the median average is well below 14'. The roofline is meant to match the existing roofline, facing East Avenue.

Chair Schall asked if the lower level was similar to a basement, and Commissioner Miller replied that the door was only big enough to fit storage totes through.

Vice Chair Ready asked if it was going to be constructed adjacent to the house. She asked, shouldn't it be 5 feet from it?

Mr. Blodgett replied that he was not certain. She was correct in that if it was an accessory building, there should be a separation, but if it is attached, the code would treat it differently.

There was some discussion as to whether the plans showed it as connected or not.

Commissioner Miller commented that if it is an attached structure, we need to know the full square footage of the house because of the 60% limit to lot coverage.

Vice Chair Ready added there needed to be clarification as to whether it was attached or not.

Chair Schall said that we need more information on the previous variance to see if we need to extend it.

Mr. Blodgett replied that he could gather this information.

Vice Chair Ready moved to table the item pending further information, which was seconded by Commissioner Miller. The motion was passed unanimously.

Motion to table item 3A, a New Shed for 776 East Avenue pending further information

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

6:14 (14:24) 4. NEXT MEETING ITEMS

A. Future meeting updates

Mr. Blodgett explained that we will have some planning and zoning analysis for a house on Hampshire that had some unpermitted additions that the Building Inspector and himself put a stop to. He said the applicants will need to come before you for review and approvals. Further, he is still waiting for a meeting with the planning center from Tucson in order to have a better timeline for the ordinance improvements. He also met with a geologist to get lidar data for the region, which will scan our C1 district. He commented that all things we have talked about are slowly starting to happen, so he is optimistic.

5. ADJOURNMENT

Motion to adjourn at 6:16 P.M.

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

Approved: _____ Date: _____

Chair Lance Schall, Planning & Zoning Commission Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Clerk