



# 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, JUNE 16, 2026, AT 6:00 PM

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### 6:00 (0:20) 1. CALL TO ORDER

Present were Chair Lance Schall, Vice Chair Rebecca "Becca" Miller, and Commissioner Jera Peterson. Commissioner Jeanie Ready was absent and excused.

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

Note: Chair Schall opened the meeting, and stated that it was 6:01 P.M., but this was due to the clock in the chambers appearing a minute slow. It was 6:00 P.M.

### 6:01 (1:20) 2. APPROVAL OF MINUTES

A. The board will vote on approval of the minutes from the regular meeting of 4.21.26.

Chair Schall asked if there were any suggestions or corrections to the minutes. Hearing none, he moved to accept the minutes of April 21, 2026, which was seconded by Commissioner Peterson.

#### Motion to approve minutes of April 21<sup>st</sup>, 2026

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

### 3. NEW BUSINESS

6:02 (2:05) A. The owner of 168 North Drive is requesting P&Z clearances for a new deck at 168 North Drive.

Zoning Administrator Blodgett briefly described the proposed project, a deck at 168 North Drive. He explained that the deck will not extend further into setbacks and the 156 square feet added is under the maximum lot coverage limit. He saw no issues with the plan and the building inspector will be issuing a building permit.

Chair Schall asked if it is a bigger deck or a new deck, to which Mr. Blodgett replied it is new. Chair Schall commented that the project sounded good and asked about dimensions of the supporting beams.

A contractor on behalf of the project was present and explained that the homeowner wanted a bigger look. Six by six steel, and the whole project was overkill. He was doing 2 x 10s for the joists too, so everything in the build will be around longer than the rest of us.

Chair Schall agreed that it looked like it would stay up.

Commissioner Peterson asked if the stairs would be on the northeast side, which was confirmed.

Chair Schall asked if there would be a door from the house onto deck, which was also confirmed. He asked if they intended to install a roof over the deck.

The contractor for 168 North Drive explained that the vertical columns will go all the way up for bird feeders and decorative stuff, but nothing would be added above.

Commissioner Peterson said it seemed pretty straightforward.

Chair Schall moved to approve the proposed deck, and Vice Chair Miller seconded the motion.

#### Motion to approve a new deck at 168 North Drive

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

Commissioner Peterson asked if it would go before Design Review as well.

Mr. Blodgett said he did not believe that would be necessary as DRB was intended for historical review. There was discussion as to the age of the house and a consensus that it was fairly recently built.

**6:07 (7:39) B.** The owner of 896 Hampshire Ave. is requesting approval and clearance to remodel and renovate the home, adding three additional bedrooms.

Chair Schall introduced the next item, a proposed remodel of 896 Hampshire Avenue to add three bedrooms.

Mr. Blodgett explained that he would ask the Planning & Zoning board to table the item for the present. A disconnect between the owner and the contractor had come to light, and he did not feel comfortable moving on it. The building inspector had also been made aware of the issue.

Chair Schall agreed that if they were arguing about something, it needed to be settled before moving forward. He moved to table Item 3B, which was seconded by Commissioner Peterson.

**Motion to table the remodel and renovation at 896 Hampshire Avenue to add three bedrooms for further information**

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

**6:09 (9:00) 4. NEXT MEETING ITEMS**

Mr. Blodgett said we would be getting back to some important work. He has met with the Planning Center in Tucson, and they are working on a rough draft that will hopefully get to you before the next meeting. Mr. Blodgett commented that he is enormously pleased with the results so far.

Chair Schall asked if we should schedule a study session to go over the draft. He said we could have a wider range of discussions in a study session.

Mr. Blodgett said that he would have some updates hopefully by next month.

**5. ADJOURNMENT**

Commissioner Peterson moved to adjourn the meeting, which was seconded by Chair Schall.

**Motion to adjourn the meeting at 6:10 P.M.**

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair Lance Schall, Planning & Zoning Commission Chair

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Kristen Muenz, Deputy Clerk