

**TOWN OF PATAGONIA
PLANNING AND ZONING COMMITTEE
SPECIAL MEETING MINUTES
AUGUST 20TH, 2012
6:00 P.M.**

1. CALL TO ORDER. The meeting was called to order by Chairman Budd at 6:00 p.m. Members present were Chairman Budd, Vice-chairman Pendleton, Members Munroe, Murrietta and Stabile. Staff Present were Town Manager Teel.

2. CORRECTION AND/OR APPROVAL OF MINUTES OF THE PLANNING AND ZONING MEETING.

A) SPECIAL MEETING JULY 2, 2012 – 6:00 PM

MOTION BY MEMBER MUNROE TO APPROVE THE MINIUTES OLF THE SPECIAL MEETING OF JULY 2, 2012

Seconded by Member Stabile

Vote: Motion was approved by a vote of 5-0 with the members voting as follows:

Ayes: Budd, Pendleton, Munroe, Murrietta, Stabile

Nays, None

Absent: Gilbert

3. REQUESTS FROM THE TOWN COUNCIL. None

4. COMMUNITY INPUT: SUBJECT TO REASONABLE TIME AND MANNER RESTRICTIONS, AT THIS TIME MEMBERS OF THE PUBLIC MAY COMMENT ON ANYTHING UNDER THE PURVIEW OF THE PLANNING AND ZONING COMMITTEE. PURSUANT TO THE ARIZONA OPEN MEETING LAW, AT THE CONCLUSION OF THIS AGENDA ITEM, INDIVIDUAL MEMBERS OF THE COMMITTEE MAY RESPOND TO CRITICISM MADE BY THOSE WHO HAVE ADDRESSED THE COMMITTEE, MAY ASK STAFF TO REVIEW THE MATTER, OR MAY ASK THE MATTER BE PLACED ON A FUTURE AGENDA. Olivia Lopez asked questions about Town streets, their relative costs and ability to absorb water.

5. REVIEW, DISCUSSION AND POSSIBLE ACTION ON MAPS AVAILABLE TO THE MUNICIPALITY, AND ANY P AND Z RESPONSIBILITY TO FURTHER IMPROVE OR UPDATE MAPS. Mr. Teel reviewed maps which had been presented to the members, indicating the location of various town Properties and also errors in the map as prepared by the county.

No further action was required.

6. REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE SIGNAGE PROVISIONS OF CHAPTER 14 (14-5), WITH SPECIAL EMPHASIS ON CURRENT REALITIES AND COMPLIANCE, AND SIGNAGE STANDARDS FOR HOME BUSINESSES. It was agreed to move on to Item 7 before addressing Item 6.

7. REVIEW, DISCUSSION AND POSSIBLE ACTION ON HOME BUSINESS AND OTHER NON-RESIDENTIAL USES OF PROPERTIES, AND METHODS TO GARNER COMMUNITY INPUT ON NON-RESIDENTIAL USES OF PROPERTIES WITHIN TOWN. There was a lengthy and vigorous discussion of the characteristics that should be allowable in a home occupation and the extent to which Patagonia should impose regulations.

There was also discussion about how to best obtain community input and the importance of informal discussions as well as formal public hearings.

Chairman Budd asked Mr. Stabile to prepare suggested guidelines on permitted home occupations for the next meeting.

8. SUGGESTIONS FOR FUTURE AGENDA. Chairman Budd had prepared a schedule of possible meetings from now to the end of the year. It was agreed that the next meeting would be September 10 and the following meeting would be October 8 and that meeting would focus on a community wide discussion of home occupations and their regulation.

9. FUTURE AGENDA ITEMS: AT THIS TIME MEMBERS OF THE COMMITTEE MAY BRING FORTH TOPICS OF AGENDA ITEMS FOR THE NEXT SPECIAL MEETING. THE COMMITTEE MAY NOT DISCUSS, DELIBERATE OR TAKE ANY ACTION ON THE SUBSTANCE OF THE TOPICS OTHER THAN TO INCLUDE THEM ON A FUTURE AGENDA. A.R.S. §38-431.02(H). There were no future items discussed except those noted above.
10. ADJOURNMENT.

MOTION BY MEMBER MUNROE TO ADJOURN THE MEETING

Seconded by Member Stabile

Vote: Motion was approved by a vote of 5-0 with the members voting as follows:

Ayes: Budd, Pendleton, Munroe, Murrietta , Stabile

Nays, None

Absent: Gilbert

The meeting was adjourned at 7:27 p.m.

I hereby certify that the foregoing minutes are a true and accurate copy of the minutes of a Patagonia Planning and Zoning Committee meeting held on August 20, 2012 at 6:00 p.m. I further certify that the meeting was duly called, held and that a quorum was present.

Attest: Town Manager

Approved: Chairman