**TOWN OF PATAGONIA**

**PLANNING AND DEVELOPMENT MEETING AND PUBLIC HEARING MINUTES March 6, 2025, 6:00 P.M.**

**Zoom Meeting I.D. 957-511-4862 Password 338501**

CALL TO ORDER: The meeting was called to order by Chairperson Finch at 6PM.

1. ROLL CALL: Present: Kevin McKay, Laurie Monti, Steve Finch, Nancy McCoy, Georgette Larrouy

 Absent: Patrick O’Neal

Town staff present: Town Manager Robinson

Public present: Debbie Robinson, Ralph Schmitt, Kenny Hayes, Victor Romo

1. PLEDGE OF ALLEGIANCE: The Committee recited the Pledge of Allegiance.
2. APPROVAL OF MINUTES FROM FEBRUARY 4, 2025, MEETING

A motion to approve the minutes was made by Georgette Larrouy, seconded by Laurie Monti , and approved unanimously.

1. CALL TO THE PUBLIC A. R. S. §38-431-01(H): AT THIS TIME, THE PUBLIC WILL ONLY BE RECOGNIZED TO SPEAK ON AGENDA ITEMS LISTED FOR PUBLIC INPUT PURSUANT TO TOWN CODE SECTION 2-5-6. ANY MEMBER OF THE PUBLIC IS ALLOWED TO ADDRESS THE COMMITTEE, SUBJECT TO A REASONABLE TIME SET BY THE COMMITTEE PURSUANT TO THE ARIZONA OPEN MEETING LAW. AT THE CONCLUSION OF THE CALL TO THE PUBLIC, 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. HOWEVER, MEMBERS OF THE COMMITTEE SHALL NOT DISCUSS OR TAKE LEGAL ACTION ON MATTERS RAISED DURING AN OPEN CALL TO THE PUBLIC UNLESS THE MATTERS ARE PROPERLY NOTICED FOR DISCUSSION AND LEGAL ACTION.

 There were no speakers for Call to the Public.

1. OLD BUSINESS - NONE
2. **OPEN A PUBLIC HEARING FOR A USE PERMIT FOR THE PATAGONIA ELEMENTARY DISTRICT #6 TO REMODEL AN OLD CLASSROOM BUILDING INTO TWO APARTMENTS.**

Ralph Schmitt presented the plan for remodeling the two classrooms on the Old Main campus. The building exterior will remain the same except for new doors and windows. There will be lights only at the doors. Interior walls be added. A neighbor expressed concern about gray water draining into his property from the school property. Mr. Schmitt stated that this problem would be eliminated when the current outdoor showers are removed when construction begins April 1st.

 CLOSE PUBLIC HEARING AND RETURN TO MEETING.

1. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO TOWN COUNCIL FOR A USE PERMIT FOR THE PATAGONIA ELEMENTARY DISTRICT #6 TO REMODEL AN OLD CLASSROOM BUILDING INTO TWO APARTMENTS.

A motion to send a recommendation for approval of the project to the Town Council was made by Steve Finch, seconded by Laurie Monti, and approved unanimously.

1. REPORT BY TOWN MANAGER ON MARCH 5 TOWN COUNCIL STUDY SESSION ON AN AFFORDABLE HOUSING PROJECT AND DISCUSSION OF AND POSSIBLE ACTION ON SAME BY THE COMMITTEE.

Town Manager Robinson presented a possible plan for five duplexes on one acre of the Town’s five acre Harshaw Avenue property. The plan as presented would include one, two and three bedroom units, a central parking area, a basketball court, and a playground. Funding will be shared by the Town and South 32. It could be a year before all the details are worked out. Guidelines will be established for potential renters.

1. STAFF OR MEMBER REPORTS: AT THIS TIME THE TOWN STAFF OR A COMMITTEE MEMBER MAY REPORT ON ITEMS OF INTEREST TO THE COMMITTEE. SUCH ITEMS MAY NOT BE ACTED UPON BY THE COMMITTEE AT THIS TIME, BUT MAY BE SCHEDULED AS A FUTURE AGENDA ITEM.

 There were no reports at this time.

1. FUTURE AGENDA ITEMS: AT THIS TIME THE COMMITTEE MAY BRING FORTH TOPICS FOR FUTURE AGENDAS AND SET THE DATE FOR THE NEXT MEETING.

There were no future agenda items. The next meeting will be Tuesday, April 8, at 6 PM in the Council Chambers.

1. ADJOURN

A motion to adjourn was made by Nancy McCoy, seconded by Laurie Monti, and unanimously approved. The meeting was adjourned at 6:36 PM.