

**TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**April 12, 2022, at 3:00 PM**

**Springerville Town Council Chambers-418 E. Main St., Springerville, AZ 85938**

**Attendees: Chairman Don Scott, Vice Chairwoman-Terry Shove, Commissioner Trinity Raymer,  
Commissioner Teresa Becker, Mischa Larisch Community Development Director.**

1. **CALL MEETING TO ORDER**: Chairman Don Scott called the meeting to order at 3:00 PM.
2. **ROLL CALL**: Community Development Director Mischa Larisch completed a roll call: Chairman Don Scott-present, Vice Chairwoman Terry Shove-Present, Commissioner Teresa Becker-Present, Commissioner Trinity Raymer-Present, Commissioner Will Sands-Absent. A quorum is present.
3. **PLEDGE OF ALLEGIANCE**: Doug Henderson led the Pledge of Allegiance
4. **PUBLIC PARTICIPATION**: Director Larisch notified Commission that Mr. Coppedge was not present as he had vehicle trouble and would be late so his agenda item may need to be moved down when we get there in the agenda. No public participation.
5. **ZONING ADMINISTRATORS REPORT**: Director Larisch reported that a couple of plan reviews and building permits had been issued, talked about sites in Springerville identified by Brownfields for potential grant funding to have assessments completed and paid for.
6. **CONSENT ITEMS**: Director Larisch told the Commission one error had been brought to his attention from Monica Boehning and that Chairman Scott had found several typographical errors so these needed to be mentioned before approving any minutes. Chairman Scott went through his list, Commissioner Becker noticed her name misspelled and Monica Boehning noticed Jeanne Allen's first name was spelled incorrectly also. Vice chair Shove motioned to approve minutes as corrected from the March 8, 2022 regular meeting and March 8, 2022 Special Meeting, Commissioner Raymer seconded; motion passed unanimously 4-0.
7. **LIAISON REPORT**: None
8. **OLD BUSINESS**: None
9. **NEW BUSINESS**:
  1. Moved item 2 into items 1 spot since Mr. Coppedge had not arrived yet. Chair Scott introduced the item: Discussion and Possible action regarding Conditional Use Permit for 73B Chiricahua Dr (Parcels 105-21-117G and 105-21-117H) be allowed to have horses pursuant to Title 17.28.100 Subsection 2, Horses. Chairman Scott mentioned that the neighbors had written letters approving from immediately adjoining neighbors. Director Larisch gave background information from the permit application and read the code to the Commission and public. Director Larisch read comments from Mr. Daniel Maldonado. Vice Chair Shove wanted more information from the applicant, specifically a drawing of the lot and fence location. She said this was not enough information for her to make a decision. Director Larisch continued with back ground and mentioned a phone call from Rachel Hernandez who ultimately said she did not have issue with the horse even if it was on her fence line. Director Larisch read a letter from Megan Hill opposing of the horse. Director Larisch showed the Commissioners on the map where Megan Hill's property is and explained the lots owned by Mr. Cluff as well as where he wants to keep the horse. Director Larisch pointed out the Hill's do not live at the property and have it as a rental. Vice Chair Shove moved to accept the CUP and Chair Scott second. Vice Chair Shove brought up obstructions being on the property and

2 horses listed in the agenda. Director Larisch pointed out that meant Subsection 2 not 2 horses. Commissioner Becker said the letter asked to keep horses and wanted Mr. Cluff to explain. He said he has one horse but from time to time another pack horse may be on the property for a night or two. He said the need is not permanent and would not be on the property every day of the year. Mr. Cluff then pointed out only one lot that was not 20,000 sq ft in size as to where he wanted to contain the horse. Much discussion continued about the application and which parcels were applied for. Discussion happened on conditions and whether they could set more conditions like days. Vice Chair Shove said she was comfortable with that. Vice Chair Shove recommended Mr. Cluff withdraw his application so they did not turn it down and make it a year before he could apply again. She also asked Mr. Cluff for more information including a drawing. Mr. Cluff asked me to withdraw his application from this meeting. Vice Chair Shove withdrew her motion and Chair Scott withdrew his second.

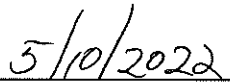
2. Chair Scott introduced the item: Discussion and possible action regarding Conditional Use Permit for 272 W Main St (Portion of Parcel 105-15-005 zoned C-1 during March 9 Council Meeting) to allow the property to be able to be utilized as a storage unit. Director Larisch Gave the background information on the parcel and the application. Director Larisch read a letter (the only correspondence received) in opposition to the CUP from Bridget Laney. Mr. Coppedge was asked if he wanted to present any information. Mr. Coppedge asked if he needed to address the landscaping issue. He was told no. He did speak about dirt work required to raise the property. Director Larisch spoke about floodplain development and base flood elevations requirements. Vice Chair Shove moved to approve; Commissioner Becker seconded the motion. Vice Chair Shove said she feels we need RV and boat storage and understood Bridge's' concerns but felt this was different from the past application which was connex containers. She then asked Mr. Coppedge about his fencing and build out thoughts. Mr. Coppedge said 6' high chain link and would start with the front units. Vice Chair Shove asked about the build out time and Mr. Coppedge said depends on the need. They talked about security and responding to potential customers. Commissioner Becker asked about build outs time frame being 6 months. Director Larisch explained they can be extended but once he builds a self-storage unit, he meets the requirements of the CUP. Vice Chair Shove asked about changes and being required to come back in front of the Commission. Director Larisch said only if he doesn't go with the self-storage and it was a CUP required use. He pointed out many uses are allowed without CUP's. Motion Passed 4-0
3. Chair Scott introduced the item: Discussion and possible action of Vicinity Plan, Preliminary Plat and Engineering Drawings for Colins Park Subdivision. Director Larisch gave background on the project and its location which had boundary alterations and zoning changes previously done. Commissioner Raymer mentioned that she needs to recuse herself from any discussion. Vice Chair Shove motioned to approve, Commissioner Becker second. Vice Chair Shove asked to hear from the subdivider. Steve Brown spoke about the group established for marketing and construction. He also explained the need to phase based on costs and bonding requirements. Mr. Brown spoke about a well and development plan with the Town. Director Larisch clarified the well was not the water source. They would utilize the town water and wastewater. Vice Chair Shove asked what kind of houses. They were presented with conceptual drawings of the proposed homes to be built. Vice Chair Shove asked the price point. It was mentioned vaguely as \$4-500,000. Discussion went on about the housing need especially for teachers. It was asked about how quickly they could build. Steve said they still had some hurdles but expected to get through them in the next couple weeks. Motion passed 3-0 with 1 abstention.

4. Chair Scott introduced the item: Discussion and possible action regarding parliamentary procedures for Planning and Zoning Commission. Director Larisch explained how the Town Attorney pointed out even though Roberts Rules required motion and second before discussion, the nature of the business with planning and zoning they could set parliamentary procedures that allow discussion without a motion since motions were being made to get into discussion and then having to be amended after discussion. Vice Chair Shove did not agree as she said it's in Roberts Rules and we follow Roberts Rules. Chair Scott was going to motion to discuss later it was decided to table for further discussion later if desired.
10. **ADJOURNMENT:** Vice Chair Shove motioned to adjourn the meeting; Commissioner Raymer seconded, motioned carried unanimously 4-0, meeting was adjourned at 3:57 PM.

**APPROVAL OF MINUTES:**

  
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Chairman Don Scott

  
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Date