

CITY OF ST. JOHNS
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES

November 12, 2014

The regular meeting was duly posted. Chairwoman Carol Lawrence called the meeting to order at approximately 6:30 p.m. in the Board of Supervisors Meeting Room at the Apache County Annex.

ROLL CALL: Chairwoman Carol Lawrence, Carl Wilkins, and Karson Crosby.

ABSENT: Michael Bryan

STAFF PRESENT: Finance Director/City Clerk Timothy Hinton and Deputy City Clerk Cindy Lee.

OTHERS PRESENT: David Doubt, Edie Doubt, and Lynn Ward.

CALL TO THE PUBLIC

- No public spoke.

CONSENT AGENDA

1. **Request approval of the March 27, 2014 Planning & Zoning Commission Minutes.**

MOTION

Motion was made by Carl Wilkins to approve the consent agenda as stated. Motion was seconded by Karson Crosby.

REGULAR AGENDA

1. **Consider approval of 1805 West 27th Place South changing from an A-1 (Agricultural) to a C-1 (Commercial), David Doubt's property.**

Finance Director/City Clerk Timothy Hinton commented that this parcel is 202-30-055 belonging to David Doubt. The parcel is on the corner of Highway 1-91, 27th Place South and 17th West. This parcel is currently an A-1. There is a C-2 across the street on 27th Place South. The Doubts are asking to have the parcel changed to a C-1 to open a motorcycle shop on the property.

David Doubt comment that he currently has his motorcycle shop in town at his house and would like to move the shop to the property as stated. His intent is to improve the property and build another building with a nice store front. We would like to have a nice and neat business.

Carl Wilkins asked, "Where are you planning to have the main access to your business?" David stated that he would think it would be safer to have the entrance off of 27th Place South. Carl asked what the inventory would be like. Would there be a lot of motorcycles? David commented that there would be some used motorcycles, used ATV's, and some used boats for sale. But not like a car lot. Edie Doubt (David's wife) commented that what would be on the lot would be only the amount of motorcycles, ATV's and boats that will fit in the shop to be locked up at night. So that will give you an idea of what will be on the lot. The lot is 1.5 acres. We will start out with the building that is there now, which has 2 bays. David would like to build another building that would have a store in the front and 2 smaller bays in the back.

The noise level will be kept to a minimum during the day. Our hours will be Monday – Friday 8 a.m. to 5 p.m., possibly 6 p.m., but no noise after hours.

Chairman Lawrence opened the meeting to the public.

Lynn Ward commented that she was concerned regarding the noise that they would be making and that the property would start to look like a junk yard. She thinks that the business is a good idea if they can keep the lot clean and keep the noise down.

Timothy Hinton commented that it would make more sense to have a C-2 on that parcel than a C-1. A C-1 is strictly a commercial and a C-2 is mixed commercial and residential.

MOTION

Motion was made by Karson Crosby to recommend to the City Council to change the parcel 202-30-055 from an A-1 to a C-2. The motion was seconded by Carl Wilkins.

Motion passed 3-0

This will go before the City Council on December 11, 2014.

FUTURE AGENDA ITEMS

- Requirement for lots to abut a public street and the minimum street frontage.

ADJOURNMENT

MOTION

Motion was made by Karson Crosby to adjourn the meeting. Motion was seconded by Carl Wilkins.

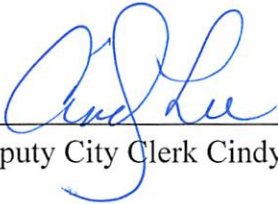
Motion passed 3-0

Meeting adjourned at 7:03 p.m.



Chairperson Carol Lawrence

ATTEST:



Deputy City Clerk Cindy Lee

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the public hearing and regular meeting of the Planning & Zoning Commission of the City of St. Johns held on the 12th day of November, 2014. I certify that the meeting was duly called and held and that a quorum was present.


Deputy City Clerk.