



GREENLEE COUNTY PLANNING & ZONING COMMISSION
MEETING AND PUBLIC HEARING
THURSDAY, AUGUST 24, 2023, 6:00 PM

DRAFT MEETING MINUTES

Meeting convened in the 2nd Floor Conference Room (Room 203), County Courthouse Annex Building, 253 5th Street, Clifton, Arizona.

In Attendance:

Commission:

District 1: Armando Carrillo (Alternate), Paul Mikelonis

District 2:

District 3: Jesse Stillman; Donald Merrell; Bruce Patton; Doug Bitner (Alternate)

Greenlee County:

Reed Larson, Planning & Zoning Director, Haiden LaFoy, Planner II

Jean Schwennesen, Planning & Zoning

Others: See attached sign-in sheet

Chairman Jesse Stillman called the meeting to order at 6:04 PM.

Chairman Stillman asked to lead the Pledge of Allegiance

Chairman Stillman opened the call to the public. Haiden LaFoy Planner II advised the commission that the Planning and Zoning Department is starting the process of revamping the Greenlee County Zoning Ordinances.

Haiden LaFoy asked the commission to confirm their dates of service to date. Paul Mikelonis has served 7 years, Donald Merrell has served 7 years, Bruce Patton has served 7 years, Armando Carrillo has served 7 years, Jesse Stillman has served 8 years, and Doug Bitner has served 5 years. The rest of the commission was not in attendance.

Public Hearing/Agenda Items:

1. A request by Michael Strain to change the zoning district of Parcel Number 300-54-064A from RU-36 (rural, minimum lot area 36 acres) to MH-18 (mobile home, recreational vehicle parks, minimum lot area 1,800 sq. ft.). Discussion of previous questions and answers was given. Commissioner Doug Bitner moved to approve the motion. Chairman Jesse Stillman seconded the motion. The motion passed with unanimous approval.

2. A request by Paul and Audrey Flores to change the zoning district of Parcel Number 300-13-065 from TR-18 (transitional, minimum lot area 18,000 sq. ft.) to MH-18 (mobile home, recreational vehicle parks, minimum lot area 1,800 sq. ft.). Commissioner Doug Bitner moved to approve the motion. Chairman Jesse Stillman seconded the motion. The motion passed with unanimous approval.
3. A request by Darrell and America Holliday to change the zoning district of Parcel Number 300-89-010 from TR-18 (transitional, minimum lot area 18,000 sq. ft.) to MH-18 (mobile home, recreational vehicle parks, minimum lot area 1,800 sq. ft.). Commissioner Doug Bitner moved to approve the motion. Commissioner Paul Mikelonis seconded the motion. The motion passed with unanimous approval.
4. A request by Lanora Lawrence to change the zoning district of Parcel Number 300-57-092A from RU-36 (rural, minimum lot area 36 acres) to TR-36 (transitional, minimum lot area 36,000 sq. ft.). Commissioner Doug Bitner moved to approve the motion. Commissioner Armando Carrillo seconded the motion. The motion passed with unanimous approval.
5. A request by The Hardcastle Trust to change the zoning district of Parcel Number 300-82-028 from SR-12 (single household, minimum lot area 1,200 sq. ft) to GB (general business, minimum lot area 6,000 sq. ft.). Fred Sanders, Patricia Grove, and Joe Ramsey spoke regarding this being in violation of the covenants on the land. Haiden LaFoy explained that in research of the area, covenants were found on the land that prohibit anything but residential building. Mr. Clark Hardcastle stood up and explained his frustration with the covenants. It was explained that the Greenlee County Planning and Zoning Commission cannot override covenants. Commissioner Bitner moved to decline the motion. Commissioner Paul Mikelonis seconded the motion. The motion was declined with 4 in favor and 1 decent.
6. A request by The Hardcastle Trust to change the zoning district of Parcel Number 300-82-019 from SR-12 (single household, minimum lot area 1,200 sq. ft) to GB (general business, minimum lot area 6,000 sq. ft.). Fred Sanders, Patricia Grove, and Joe Ramsey spoke regarding this being in violation of the covenants on the land. Haiden LaFoy explained that in research of the area, covenants were found on the land that prohibit anything but residential building. Mr. Clark Hardcastle stood up and explained his frustration with the covenants. It was explained that the Greenlee County Planning and Zoning Commission cannot override covenants. Commissioner Bitner moved to decline the motion. Commissioner Paul Mikelonis seconded the motion. The motion was declined with 4 in favor and 1 decent.
7. A request by Deserae Daniels to change the zoning district of Parcel Number 300-82-029 from SR-12 (single household, minimum lot area 1,200 sq. ft) to GB (general business, minimum lot area 6,000 sq. ft.). Fred Sanders, Patricia Grove, and Joe Ramsey spoke regarding this being in violation of the covenants on the land. Haiden LaFoy explained that in research of the area, covenants were found on the land that prohibit anything but residential building. Mr. Clark Hardcastle stood up and explained his frustration with the covenants. It was explained that the Greenlee County Planning and Zoning Commission cannot override covenants. Commissioner Bitner moved to decline the motion. Commissioner Paul Mikelonis seconded the motion. The motion was declined with 4 in favor and 1 decent.

The meeting adjourned at 6:50 PM.

END OF MINUTES

