

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION**

REGULAR MEETING MINUTES

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE
REGULAR MEETING HELD ON THURSDAY, JUNE 20, 2019, AT 6:00 P.M., IN THE TOWN
COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

1. CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:00 pm

2. ROLL CALL:

| | |
|------------------------------|----------------|
| Chairman Pranzo | Present |
| Vice-Chair Frost | Present |
| Commissioner Smidt | Absent |
| Commissioner Simmonds | Present |
| Commissioner Proulx | Present |

3. PLEDGE OF ALLEGIANCE

**4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meetings
conducted on June 6, 2019.**

**On motion by Chairman Pranzo, seconded by Commissioner Proulx, and carried by a 4-0
vote, to table the regular meeting minutes from June 6, 2019 until the changes in the
motion have been included.**

5. PUBLIC HEARINGS

- A. PLZ-19-19:** Sandie Young, Maree Young and Sallie Means request approval of a re-zoning for property located in Florence, Arizona. They are represented by Real Estate Agent Allen Briggs. The item requested for this rezoning is as follows: A Rezoning of Assessor Parcel Number 202-04-0530 from a Single Family Residential (R1-6) classification to a Downtown and Highway Business zoning (B-2). The Planning and Zoning Commission may recommend Approval/Approval with Conditions/Denial of the request.

Town Planner Maricella Benitez gave a PowerPoint and discussed the request for a rezoning at Parcel Number 202-04-0530. She stated Mr. Allen Briggs from Briggs Real Estate was in the audience to represent the landowners and answer questions. Chairman Pranzo asked why the property owners wished for a B-2 zoning instead of B-1. Mr. Allen Briggs explained the owners wish to get the best use out of the property. Chairman Pranzo asked what kind of use they were looking at. Mr. Briggs said they did not intend to develop the property themselves, but they wanted a more attractive zoning. Chairman Pranzo opened and closed the Public Hearing.

On motion by Vice-Chair Frost, seconded by Commissioner Simmonds, and carried by a 4-0 vote, to recommend approval of PLZ-19-19 to the Town Council.

- B. PZ-19-17:** Caliente Del Sol Units I, II, III, and IV has requested a modification to §150-068 setbacks and age restrictions of park model units specific to Caliente Del Sol Units I, II, III, and IV in an effort to accommodate upgrades to individual parcels and the recreational vehicle park. The Planning and Zoning Commission may recommend Approval/Approval with Conditions/Denial of the request.

Community Development Director Larry Harmer discussed the history of Caliente and the problems that arose from previous and current setback requirements. He presented the three recommended amendments to best mitigate the conflicts. Staff included drawings of possible placements with the new setbacks for new and replacement units. Several representatives from Caliente were in attendance.

Chairman Pranzo asked about the rest of the language in §150-068. Mr. Harmer stated that he has drafted a separate ordinance pertaining to Caliente Del Sol only. Anyone developing an RV Park still has to follow the requirements in §150-068. Commissioner Proulx asked if Southwest Gas was the current gas provider for Caliente. Staff stated Caliente currently uses propane tanks. Chairman Pranzo asked if propane tanks were to be eliminated. Mr. Harmer said anything new or replacement must be electric. Chairman Pranzo asked about existing units. Mr. Harmer said they can stay but are encouraged to change. One representative stated the use of gas from Southwest is limited to the front office, the club house, and barbeque areas.

Chairman Pranzo stated that he thought the Fire Department was phasing out propane tanks in current units. One representative said they are working with Fire to find grant money to help pay for the switch from propane to electric. However, any new unit or new replacement unit must be electric. Chairman Pranzo asked if this will be written up in the new ordinance and asked if it needs to come before the Commission. Mr. Harmer stated the document as seen is the ordinance, but the formal ordinance will be written by the Attorney. He asked if Caliente's HOA will be part of the approval. Hr. Harmer agreed.

Mr. Bruce Long, 204 East Cholla, said his concern is for no allowance of propane. He stated temporary RV's will have propane tanks. Chairman Pranzo asked for the wordsmithing to be hammered out before a final reading and Staff and representatives agreed. Vice-Chair Frost asked about the replacement of ancillary units. Mr. Harmer said once an ancillary unit is removed, it must conform with new setback requirements. Vice-Chair Frost asked if an electrician has determined if lines will handle the new electric load. Mr. Harmer stated that Staff and local utilities inspect the electrical load. Council Liaison Anderson expressed his appreciation toward everyone for their cooperation. Mr. Harmer recognized James Allen for his instrumental work in the matter.

On motion by Vice-Chair Frost, seconded by Commissioner Proulx and carried by a 4-0 vote, to recommend approval with conditions of PZ-19-17 to the Town Council.

6. PRESENTATIONS

A. Future Agenda Items/Information Only

Mr. Harmer stated there will not be a meeting on the Fourth of July and the next meeting will be on the 18th of July. One item will be a public hearing and action for Florence Gardens. The item will deal with fence heights and golf ball fences.

7. CALL TO THE PUBLIC/COMMISSION RESPONSE:

8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

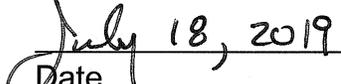
Vice-Chair Frost asked about the comments on Module One for the Code update. Mr. Harmer said the update has been postponed. Vice-Chair Frost asked for an update on the Anthem Hospital. Mr. Harmer said the owners are waiting on their licensing from the State, but they still plan to move forward and open soon.

9. ADJOURNMENT

On motion by Commissioner Simmonds, seconded by Commissioner Proulx, and carried by a 4-0 vote, to adjourn the meeting at 6:36 pm.



Gary Pranzo, Chairman



Date