



MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
July 12<sup>th</sup>, 2022 AT 6:00PM  
22 W 2ND ST. EAGAR

Chair Brenda Ciminski called the meeting to order and welcomed those in attendance. Chair Ciminski led the Pledge of Allegiance and offered the invocation.

Commission Present: Renee Fowler  
Kristi Penrod  
Macie Edwards  
Brenda Ciminski  
Derrick Kelly  
Chad Finch

Staff Present: Britney Reynolds, Community Development Coordinator  
Ethan Eagar, Community Development Admin. Assist., Inspector

Staff Excused: Matthew Mears, Town Manager/Community Development Director

**ITEM #5 PUBLIC COMMENTS: None**

**ITEM #6 CONSIDERATION OF THE JUNE 14<sup>th</sup>, 2022 MINUTES**

Commissioner Kristi Penrod moved to approve the June 14, 2022 minutes as written.  
Commissioner Chad Finch seconded; all were in favor, motion carries unanimously. 6-0

Vote: Ayes: Renee Fowler  
Kristi Penrod  
Macie Edwards  
Brenda Ciminski  
Derrick Kelly  
Chad Finch

Chair Ciminski declared to move into public hearing

**ITEM #7 PUBLIC HEARING ON CUP2022-3; TO ALLOW OWNERS OF PROPERTY TO CONSTRUCT AN APRTMENT ON THEIR PROPERTY FOR FAMILY USE IN A COMMERCIAL ZONED AREA KNOWN AS 236 N. MAIN ST.**

Chair Ciminski called the agenda item and Coordinator Britney Reynolds informed the commission that the applicants were not able to attend the meeting as they were traveling to a family function. The Coordinator also stated that there were no responses to this item. Reminded commission that they have the authority to set limitations for this conditional use permit and that previous to this request, similar buildings have been allowed in a commercial area. Building will be roughly 600 s.f. for livable space with a space for car parking. Not to be an income property; will be used for family and/or an employee as needed. Currently will be used for a son of the Crosbys' that needs somewhere to live. Chair Ciminski stated that she feels they should follow suit with other conditional use permits of this nature and allow for this to be approved with stipulations as previously mentioned.

Chair Ciminski declared the public hearing closed and move to consideration and vote of Item 7.

**Where Roads Hit the Trails**

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Commissioner Kristi Penrod moved to approve CUP2022-3; To allow owners of property to construct an apartment on their property for family or employee use and not to be used as an income property in commercial zoned area known as 236 N. Main St. Commissioner Derrick Kelly seconded; all were in favor, motion carries unanimously. 6-0

Vote: Ayes: Renee Fowler  
Kristi Penrod  
Macie Edwards  
Brenda Ciminski  
Derrick Kelly  
Chad Finch

#### RECONVENE TO REGULAR MEETING

Commissioner Derrick Kelley motioned to reconvene to regular meeting. Commissioner Macie Edwards seconded; all were in favor, motion carries unanimously. 6-0

Vote: Ayes: Renee Fowler  
Kristi Penrod  
Macie Edwards  
Brenda Ciminski  
Derrick Kelly  
Chad Finch

#### ITEM #13 REPORTS

Coordinator Britney Reynolds stated there was a possibility for a rezoning to come before Planning and Zoning for the next month, but not confirmed at this point. Mrs. Reynolds stated that with P&Z availability she would like to schedule a work session for the meeting in August for new commissioner training. Stated that at the time of the August meeting the 7<sup>th</sup> member of the commission should be in place. Regardless of rezoning application, Mrs. Reynolds stated there will be a meeting on August 9<sup>th</sup>, 2022.

#### ITEM #14 ADJOURNMENT

Commissioner Kristi Penrod moved to adjourn the meeting [at 6:12 p.m.] Commissioner Derrick Kelly seconded; all were in favor, motion carries unanimously. 6-0

Vote: Ayes: Renee Fowler  
Kristi Penrod  
Macie Edwards  
Brenda Ciminski  
Derrick Kelly  
Chad Finch

Chair signature: \_\_\_\_\_

Director signature: \_\_\_\_\_

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