

**MINUTES OF THE WORK SESSION OF THE PLANNING & ZONING
COMMISSION OF THE TOWN OF THATCHER
May 1, 2012**

MEMBERS PRESENT: Chairman Ramon Morales, Members David Griffin & Jerry Hoopes, Town Engineer Heath Brown, and Councilman Don Innes

MEMBERS ABSENT: Members Pat Nelson & Mike Ajeman

VISITORS: None

Chairman Ramon Morales called the meeting to order at 7:05 pm, establishing that there was not a quorum. Mrs. Nelson has broken her ankle and Mr. Ajeman is out of town with work.

Pledge of Alliance

Roll Call

Approval of Minutes

Chairman Ramon Morales asked if there was any discussion of the March 2012 meeting minutes. A motion was made by Mr. Jerry Hoopes to accept the minutes and seconded by Mr. David Griffin. The vote was unanimous and the minutes were approved.

P&Z Commission Members Replacement

Chairman Morales verified that the Town received two letters of interest in serving on the Planning & Zoning Commission. One from Eddy Carlton and one from Bret Whitmer, both who live in the town limits of Thatcher. Mr. Jerry Hoopes stated that he is not acquainted with Mr. Carlton and asked if anyone else knew him and his background. Mr. Morales explained that Mr. Carlton lives on his street, he is a school teacher at Safford, and overall leaves a good impression. Mr. Brown stated that Mayor Rivera knows Mr. Carlton very well and sends his recommendations.

Mr. Jerry Hoopes acknowledged that there was not a quorum, but wanted to give a recommendation to the council from those that were present. He made a motion to recommend Mr. Carlton and Mr. Whitmer be appointed to the Thatcher Planning and Zoning Commission and to replace the vacancies left by Mr. Vining and Mr. Martin, and that they step into their 4 year appointments which were both made July, 2010. Mr. Griffin seconded the motion. The vote was unanimously in favor and the motion passed.

P&Z Codes / Issues

Discussion addressed the rule regarding allowance of a mobile home or guesthouse to be used as a temporary dwelling for parents. Some were concerned that this rule was put in place to allow a parent to be cared for when in need, and now parents are using the rule when there may not be an apparent need. Discussion included reinstating the rule which prohibits a kitchen in guest quarters, and possibly including language that requires a need by the parents be necessary for a permit to be approved. It was pointed out that while the rule may have been stretched from time to time, it is not actually causing a problem and the Town has not received hardly any complaints. The general consensus seemed to be to leave the code as is for now.

Staff Report:

Mr. Brown reported on current and future projects in the Town. Mr. Brown stated that he ran a newspaper advertisement for applicants to fill the positions for the Board of Adjustment; these members would create a new set of individuals instead of the Town Council members filling the positions.

Adjournment:

Mr. Griffin made a motion to adjourn and Mr. Hoopes seconded it. The vote was unanimous and the meeting adjourned.