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**CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
MAY 11, 2015**

Vice Chair Steve Ethridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 p.m.

PRESENT: Vice Chair Steve Ethridge
Commissioner Claudine Montano
Commissioner Debbie Thompson
Commissioner Gordon Reeves

ABSENT: Chairman Tom Greer

CITY STAFF: Steven Tomita, Planning & Zoning Director
Lisa R Miller, Planning & Zoning Administrator

OTHERS Ahmed, Self

APPROVAL OF AGENDA:

Commissioner Claudine Montano moved to approve the Agenda.

Commissioner Debbie Thompson seconded the Motion.

Motion Carried.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of April 27, 2015 were reviewed.

Commissioner Gordon Reeves moved to approve the minutes.

Commissioner Claudine Montano seconded the motion.

Motion carried.

DISCUSSION/REVIEW

Sign Ordinance Review

Steven Tomita informed the Commission that he suggested that they change directions and place the Sign Ordinance aside for now. The reasoning is that the Down Town Master Plan will be addressing issues concerning signage and he feels that it would be immature at this time. He suggested that the Commission work on Architectural Design Requirements which the City does not really have. He knows that Main street is working on the visioning of the downtown area and he feels that the City needs to work with them and work on Architectural Design Standards. He handed out standards from the town of Queen Creed AZ, Casa Grande AZ , and provided a copy of the San Tan Heights of Pinal County AZ as references and guidelines for the Commission to consider and work on. He feels that Belen needs architectural guidelines. He went over some of the contents of these handouts.

Commissioner Debbie Thompson asked if they would need to break the City down into different areas.

Steven Tomita suggested that they start out with a general and then look at places, such as Becker Ave, to be more specific.

Commissioner Debbie Thompson said that being this would be going with the master plan shouldn't both the Planning & Zoning Commission and the Main Street organization be working on this together.

Steven Tomita said that he was going to invite the Main Street organization to attend the meetings of the Planning & Zoning Commission so that they may work together on this, but he wanted to know what the Planning & Zoning Commission's decision was on whether or not to work on the Architectural Design Requirements.

Commissioner Debbie Thompson said that she felt that the Commission should set aside the Sign Ordinance and work on the Architectural Design Requirements for now since it would have to be done over again after the Down Town Master Plan and Comprehensive Plan are done. She moved that the Sign Ordinance be tabled and the Architectural Design Requirements be worked on at this time.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

Steven Tomita informed the Commission that he would be handing the rest of the meeting over to Lisa. He has a previous engagement to see to. He also said that he would be supplying the Commission with more information so that they can decide what they would like to see in their Architectural Design Requirements.

Vice Chair Steve Ethridge asked for the reason that this should be done.

Steven Tomita said that it needed to be done because the city really has none. There are some things that you do not want to see in our town and your neighborhood.

Mr. Ahmed told the Commission that he agreed with the them on the Architectural regulations but asked how they were going to get the people in the community to change because we are not in a place where we can just say this is the law and expect the people in the community to obey. They will pull their gun and say make me.

Steven Tomita said that he mentioned the town of Queen Creek because when he first went there as their consultant, there were 2,500 people there at the time. It was just incorporating and had no Ordinances at all. They were facing the fact that they were going to be hit with all kinds of development and needed to prepare for it. They wanted to keep a rural community and needed to set guidelines as to where they wanted to go. They were tired of developers coming in with designs of the same house, the same roof, and the same color for their development areas. They wanted the homes to be different. Once they passed their Architectural Design Requirements, they could at that time enforce it. The general public is involved with the making of an Ordinance. They have a say in what they would like to see in their community.

Mr. Ahmed said good luck with that. He is not saying that he is skeptical but from his experience that is going to be hard to do and enforce.

Belen Boundary-New Area

Lisa informed the Commission that they need to chose the next area of the Boundary to work on.

Vice Chair Steve Ethridge asked Mr. Ahmed to join them around the table to look at the boundary map and to please chip in any suggestions, comments, or ideas that he has.

Mr. Ahmed joined the Commission around the maps.

Lisa Miller went over what area they had worked on previously and provided a map of this to show Commissioner Reeves and Mr. Ahmed.

Commissioner Claudia Montano asked when that area was being discussed by the Council.

