

**MINUTE RECORD OF THE REGULAR MEETING OF THE PLANNING
AND ZONING COMMISSION HELD ON THE 24th DAY OF AUGUST, 2016**

CALL TO ORDER

Chairman Jim Fusco called the meeting to order at 7:00 p.m.

ROLL CALL

PRESENT

Chairman Jim Fusco
Vice Chairman Don Ulses
Commissioner Stephen Klump
Commissioner Phil LeRoy

STAFF

Zoning Administrator Jeff Stoddard
Recording Secretary Sandi Thomas
Ex-Officio Councilman Earl Goolsby

ABSENT

Commissioner Sharon Nigh (Excused)

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Fusco led everyone in the pledge.

CALL TO THE PUBLIC

There was no response from the public present.

DECLARATION ON CONFLICT OF INTEREST

All Commissioners voiced none.

ADOPTION OF THE AGENDA

MOTION: Vice Chairman Ulses moved to adopt the agenda as presented.

SECONDED: Commissioner Klump seconded the motion. **CARRIED.**

**DISCUSSION/DECISION REGARDING THE MINUTES OF THE SPECIAL MEETING OF THE
PLANNING AND ZONING COMMISSION HELD ON NOVEMBER 18, 2015.**

MOTION: Commissioner Klump moved to approve the minutes of November 18, 2015, as presented.

SECONDED: Vice Chairman Ulses seconded the motion. **CARRIED.**

**DISCUSSION ONLY. PRESENTATION BY MR. FRANK GARCIA REGARDING EXPANDING
EXISTING MANUFACTURED HOME PARKS ON NORTH HASKELL AVENUE.**

Mr. Garcia addressed the Chairman and Commissioners stating he is specifically interested in 800 North Haskell Avenue and the vacant property behind it that runs along West Rex Allen Drive. One of the first things he would do would be to ramp up the landscaping. He would also perform general clean-up as well as some modernization of the existing park. He plans to reconfigure the park, perhaps adding a few more manufactured home spaces.

The currently vacant portion that would front on West Rex Allen Drive, he plans to put sixteen manufactured homes in there with a center roadway. This is all merely in the planning stages of course. He also plans to add fencing in several areas.

Mr. Garcia says he plans on the manufactured homes having porches, giving them a homier look. He has checked out the water and sewer utilities. He plans to upgrade the electrical. He plans to install an irrigation system to maintain the vegetation. He said retirees nowadays are retiring on less than they thought they would have and they are looking for affordable housing. He plans on charging approximately five hundred dollars per month. Willcox is a good option because the weather is milder than Phoenix and other areas. The crime rate is relatively low. He has spoken to some of the area realtors and discussed

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properties in general. He plans to have a small maintenance crew.

Mr. Stoddard said the parcels are currently zoned GC-1 (General Commercial). The existing manufactured home parks are a non-conforming use as they sit now. The main hurdle to expanding these manufactured home parks is the zoning. A rezone to R-3-M (Residential) or R-3-A (Residential) would be required. This meeting and presentation are being held to assess the opinions of the Planning and Zoning Commission regarding a rezone to residential and expansion of the existing park or parks.

Mr. Garcia says he just loves it down here in Willcox and he sees many opportunities for retirees looking for a smaller town, less traffic, better weather, lower cost housing and so on. He has so many great ideas for improving the existing portion of the park and for the new area as well.

Chairman Fusco stated the commercial zoning is in place because the City was hopefully assuming that commercial uses would occupy these properties at some point. Obviously that has not occurred. Whereas the manufactured home parks have remained all these decades. He said the Shady Lane Park has improved very much under the newest owners.

Commissioner LeRoy asked if a rezone to residential is accomplished, could it be reversed or rezoned back to General Commercial at some point in the future? Mr. Stoddard replied that it could be.

Mr. Garcia said he has high standards and will see that the park is well maintained.

Chairman Fusco said he would want to make sure that everyone is on board with this. The City would be losing commercial zoning for the corner, but nothing commercial has presented itself.

COMMENTS ONLY, FROM COMMISSIONERS, NOT FOR DISCUSSION.

Mr. Stoddard said this is the last Planning and Zoning Commission meeting that Mrs. Thomas will be attending as she is retiring on Friday, September second.

ADJOURN

There being no further business before the Planning and Zoning Commission, Chairman Fusco adjourned the meeting at 7:40 p.m.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission of the City of Willcox held on the 24th day of August 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 29th day of August 2016


Recording Secretary Sandra Thomas

PASSED AND ADOPTED THIS 24TH DAY OF JANUARY, 2018


Chairman Jim Fusco