

MINUTES¹

TUSAYAN PLANNING AND ZONING COMMISSION REGULAR MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, June 22, 2022 at 2:00 p.m.

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Planning and Zoning Commission, the Tusayan Town Council, and to the general public that the commission will hold a meeting open to the public on June 22, 2022, at the Tusayan Town Hall Building. The commission may change, in its discussion, the order in which any agenda Items are discussed during the meeting. Persons with a disability may request a reasonable accommodation by contacting the Town Manager at (928) 638- 9909 as soon as possible.

As a reminder, If you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence It to minimize disruption of today's meeting. Due to limited bandwidth capacity, we ask that you please turn off your Wi-Fi while at Town Hall and for those attending via Zoom, please turn off your video. This will provide for a better experience for all in attendance. Thank you.

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES²

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Gossard called the meeting to order at 2:15 pm and led the commission and members of the public in the pledge of allegiance.

2. ROLL CALL

At the request of Chairman Gossard, Town Manager Hendrix took roll.

CHAIR ROBERT GOSSARD – Present COMMISSIONER CLAYANN COOK – Absent
VICE CHAIR JANET ROSENER - Present COMMISSIONER ANAVON HARRIS - Present

Staff recommended the action item be heard first, and the remainder of the meeting be heard in the order presented on the agenda to allow for Jason Morris of Withey Morris, PLC on behalf of applicant, McDonald's, to present to the commission.

4. ACTION ITEMS

¹ For economy of space and ease of reading, the minutes have been organized according to the agenda language. Items as they appear on the agenda have been italicized with the actual minutes entered in plain type for reader convenience.

² Minutes are organized by agenda item in the order in which they were discussed.

2022.06.22 Meeting Minutes

A. *Consideration, discussion and possible recommendation regarding McDonald's Restaurant Request for Conditional use Application, Case No. 22-001A. (10 min)*

Mr. Morris' presentation is attached to the agenda for public reference. Mr. Morris fielded questions from Members of the Commission and public.

Commissioner Harris expressed some concerns regarding the "need for additional details."

3. PUBLIC HEARINGS

A. *Public Hearing on McDonald's Restaurant Request for Conditional use Application, Case No. 22-001A. (20 min)*

Discussion regarding the scope of today's discussion occurred. Town Manager Hendrix reminded the Commission that today's discussion is limited to the conditional use application. She further reminded them that the Parking Variance is out of the scope of this application and that matter will be heard at another time, in front of a hearing officer.

Motion to approve conditional use application Case No. 22-001A conditioned upon additional signage. First by Vice Chair Rosener and seconded by Commissioner Harris.

5. REPORTS

- A. *Town Manager*
 - 1. *Town Manager Report*
None.

6. FUTURE AGENDA ITEMS

7. MOTION TO ADJOURN

Motion to adjourn.

Chairman Gossard

ATTEST:

Logan Keel

Logan Keel, Town Clerk

THIS CERTIFICATION PAGE BELONGS TO MINUTES FOR P&Z MEETING HELD ON JUNE 22, 2022

CERTIFICATION

STATE OF ARIZONA

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COCONINO COUNTY

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I, Logan Keel, do hereby certify that I am the Town clerk of Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning & Zoning Commission held on June 22, 2022. I further certify that the meeting was duly called and held, and that a quorum was present.

Logan Keel

Town Clerk

July 16, 2022

Date