

Cornville Community Association

Planning & Zoning Committee Notes

January 7, 2009

The regular meeting of the Planning & Zoning Committee was held at 7:00pm, Wednesday, January 7, 2009, at the Cornville Fire Station, in Cornville. Committee members attending were Substitute Chair / CCA President Deanna King, Recorder Dave Belkiewitz, Marv Bagby, Harry Sweet, John Boik, Steve Morehouse, Jan Tomlinson, Carole Mackler, and Roy Ronan. Committee members absent were Ted Luke, Julie Currence, Gregg Law, George Dana and Beryel Dorseht. Cornville resident Veronika Belkiewitz, and guest presenters Ryne Reed and Annette Corbin also attended.

Arion Care Solutions: Ryne Reed, Owner, is requesting a Use Permit to operate a habilitation center for developmentally disabled adults. They would employ equine and small animal therapies as well as general nature education / experience to habilitate patients. The facility would be restricted to day programs, and would be limited to 8 to 10 patients per day. Their typical staff-patient ratio is 3-1, so they would most likely have 2-4 staff on hand as well. The manager, Annette Corbin, would reside on the premises. The property is 675 N. Black Hawk Dr., Cornville, AZ 86325. They also own the adjoining 655 N. Black Hawk Dr., but that parcel is not involved at this time.

The Committee had no objections to the project, and some were enthusiastically in favor. There was no vote, but Deanna King will convey the results of the Committee's deliberations.

Temporary Park Models: Mark & Nancy Brady, of 9385 E. Mulcaire Rd., Cornville, AZ initially parked a mobile trailer here while constructing their home. The home is now done, and they would like to leave the 'Park Model' as a permanent guest home. The area is strictly stick-built structure zoning. They did not present the opinion of any neighbors. It seems the house is technically owned by their family trust in Las Vegas. Does this mean they are residents of Nevada? They were not present to answer questions. There was no vote, but Deanna King will convey the Committee's disapproval.

B - Cross Ranch: Olen Petznick is requesting an ammendment to the Cornville Community Plan. He would like to set up a corporate retreat at the D.A. Lodge. There was no representative present to answer questions. The Committee voted 9-0 to deny the request.

Membership: We have roughly defined Chair responsibilities to include computer use (emails, agendas, and internet research), the monthly CCA Planning & Zoning meeting, the monthly Yavapai County Planning & Zoning Commission meeting, the monthly CCA Board of Directors meeting, the monthly CCA General meeting, as well as any applicable regional meetings (currently about four per year). Jan Tomlinson volunteered herself and Julie Currence to Joint-Chair the Committee on a temporary basis. Steve Morehouse is willing to go to area meetings as a measure of last resort.

The meeting was adjourned about 8:05pm.

Dave Belkiewitz, Recorder
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