

**Cornville Community Association
Planning & Zoning Committee AND Board of Directors Notes
July 14, 2008**

A special joint meeting of the Planning & Zoning Committee and the Board of Directors was held at 6:00pm, Monday, July 14, 2008, at the Cornville Fire Station, in Cornville. Committee members attending were Deanna King, George Dana, Dave Belkiewitz, Ted Luke, Roy Ronan, Carole Mackler, Jan Tomlinson, John Boik, Gregg Law, Lynne Ordean, Paul Graham, and Lois Hook. Committee members absent were Beryel Dorscht, Russ Bottjer (vacation), Marv Bagby, Steve Morehouse, and Julie Currence.

Deanna King called the meeting to order at 6:00pm.

Board of Directors:

Cornville Farmer's Market: The Farmer's Market has been very successful. Setup is at 4:45p every Monday at Windmill Park in Cornville. Market is open from 5:00pm to sunset, and lately has been running until at least 7:00pm. Public is encouraged to attend and sell, buy, or trade your fresh grown produce. Any further questions about the Market can be directed to Lois Hook at 649-3190.

Movie Night: Katie Radosevic has expressed an interest in running a Movie Night for the CCA. The proposed activity would either replace or supplement a regular monthly general meeting of the CCA. Logistics are being examined for locating the event at either Windmill Park or the Oak Creek Elementary School Gymnasium. Only family movies are being considered.

Treasurer: Ted Luke reported a May balance of \$3153.75 with deposits of \$103.31 and debits of \$91.09.

Planning & Zoning Committee:

Cornville Community Plan: Concern about our Community Plan has come from many sources recently. The latest source of concern is Yavapai County. It has been decided that both the CCA Board of Directors and the CCA Planning and Zoning Committee unanimously support the current Cornville Community Plan in its entirety. A letter to the county will be drafted in response to convey our commitment.

Silver Spur Vineyards: JMK Ranch, LLC sent in a request for a variance to allow a commercial venture on agriculturally zoned land. The proposal asks for a Bed & Breakfast, but when examined in light of county permit rules, the request would allow a hotel / motel permit at 880 N. Page Springs Road. They would also sell pizza, snacks, and alcohol on site. The alcohol would be wines from other companies elsewhere; although, patrons would be able to sample them on site. The Board of Directors voted to deny the request 8-0. The Planning & Zoning Committee then voted to deny the request 8-0. It was suggested that such a commercial development, a hotel and restaurant with package wine sales, be located in Cornville's commercially zoned corridor in accordance with the Cornville Community Plan.

Page Springs Cellars: In their meeting with the county, the winery agreed to reduce the requested

extension of business hours to two days per week until 10:00pm. This modified request to redefine their use permit was then approved by the County Planning and Zoning Commission; although, dissent was expressed by one member. The permit would now allow the following: Tasting / sales room open from 6p to 10p Fridays and Saturdays, the ability to host small special events such as weddings and business meetings at no more than two per month, expansion of the public access portion of the facilities (primarily expanding tasting / sales area), with further details about the two acoustic concerts per year allowed in their original use permit (original permit lacked details about the concerts).

Spring Creek Ranch: Complaints have been forwarded to the Arizona Department of Real Estate concerning false advertising and potential sign violations. Response from the State has expressed gratitude and commitment to full enforcement. The development is also contesting its existence as a beneficial member of Cornville. In order to clear up misconceptions and prevent future misunderstandings, it has been suggested we pursue placement of “Welcome to Cornville” and “Leaving Cornville” signs along 89A at the appropriate locations.

Grace Grove Retreat Center: Morgan Langan and Shauna Stangl sent in a use permit request for conversion / development of an existing structure at 1280 N. Willow Point Road into a raw foods retreat center bed & breakfast. Committee voted to table this discussion and request a presentation from the sponsors at next month's regular CCA Planning & Zoning Committee meeting.

The meeting was adjourned at 7:35pm.

Dave Belkiewitz, Recorder, Planning & Zoning Committee
Secretary, Board of Directors

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