

**MINUTES
BOARD OF ADJUSTMENTS AND APPEALS
REGULAR SESSION
TOWN OF CAMP VERDE
473 S MAIN STREET, SUITE 106
THURSDAY, JANUARY 20, 2022 at 3:00 P.M.
COUNCIL CHAMBERS**

1. **Call to Order**

Chairman Ken Krebbs called the meeting to order at 3:00 p.m.

2. **Roll Call**

Chairman Ken Krebbs, Vice Chairman Buck Buchanan, Board Member B.J. Davis, Board Member Tanner McDonald and Board Member Jeremy Brady are present.

Also Present

Community Development Director John Knight, Zoning Inspector BJ Ratlief and Recording Secretary Jennifer Reed.

3. **Pledge of Allegiance**

Board Member BJ Davis led the Pledge.

Chairman Krebbs would like to move Item 4 to after Item 7. Motion made by Board Member Davis. Second was made by Vice Chairman Buchannan.

5. **Consent Agenda** — All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Board requests.

a) **Approval of the Minutes:**

Regular Session December 14, 2021

b) **Set Next Meeting, Date and Time:**

Regular Session February 10th at 3:00 pm (tentative)

Motion was made by Board Member Davis to approve the consent agenda. Second was made by Board Member Brady. **Motion** carried unanimously 5-0.

6. **Call to the Public for Items not on the agenda.**

None

7. **Public Hearing followed by discussion, consideration and possible approval of a variance to encroach into the side yard setback for Moscato's Restaurant.** Staff Resource John Knight.

Staff Report:

Assistant Planner/Administrative Assistant BJ Ratlief read the applicant's Information:

Applicant/Owner: Salvatore Moscato

Parcels: 404-22-006C, 404-22-007C, 404-22-007D

Zoning: C2

Address: 368 Main Street

Community Development Director John Knight gave an overview of the request. Salvatore Moscato, has requested a Variance to encroach upon the existing side setback of 10 feet.

He is proposing to build a new wine cellar to be in line with the existing restaurant building. This would encroach into the required setback approximately five feet with a roof overhang encroachment of approximately 10' (zero setback).

Chairman Krebs asked about a comment received by one of the neighbors. Mr. Knight explained that the neighbor was just confused about the process. Once the process was explained she understands and is fine with process. It was just a procedural clarification.

Board Member Davis asked if the applicant is bringing the building wall forward or the canopy also? Mr. Knight said Mr. Moscato should be able to clarify his plans during the applicant comments.

Public Hearing Open: 3:08pm

Jamie Ferguson with Ferguson Homes Construction, Contractor for explained Mr. Moscato intends to do move both the canopy and wall forward.

Public Comment:

None

Staff Rebuttal:

None needed

Close Public Hearing: 3:09pm

Board Member Comments:

Board Member Davis would like to make sure in motion that it is clear, encroach only up to the existing property line but no further. Mr. Knight said the canopy is tapered and not quite at zero.

Motion was made by Board Member Davis to approve a variance request by owner Salvatore Moscato, to allow encroachment into the required ten (10) foot exterior yard setback for a building wall and roof overhang to match the existing encroachment, located on parcels 404-22-007D, 404-22-007C and 404-22-006C. This property is located at 368 South Main Street in Camp Verde, Arizona. Second was made by Board Member Brady. **Motion** carried unanimously 5-0.

8. **Election of Officers – Election of new Chair and Vice Chair**

Mr. Knight says same chair and vice chair can serve, not required to change.

Motion made by Board Member Davis to appoint Ken Krebs as Chairman. Second was made by Vice Chairman Buchannan. **Motion** carried unanimously 5-0.

Motion made by Board Member Davis to appoint Buck Buchanan as Vice Chairman. Second was made by Chairman Krebs. **Motion** carried unanimously 5-0.

9. **Board Informational Reports**– Individual members of the Board may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Board will have no discussion, consideration or take any action on any such item, except that an individual Board member may request an item be placed on a future agenda.

Nothing to report.

10. **Staff Comments:** Community Development Director John Knight said he is working with Town Clerk Pemberton to set up a training session. He would *like to possibly set that up for the next scheduled meeting on February 10th since no items have been scheduled yet.*

Mr. Knight went on to say there is a lot of different projects being planned. He encouraged members to attend some Planning and Zoning Meetings to see what is coming up.

Board Members discussed the probability of another grocery store coming to Camp Verde.

11. **Adjournment Motion:** Motion to adjourn the meeting was made by Board Member Davis. Second was made by Board Member Brady. **Motion** carried unanimously 5-0.

Chairman Ken Krebbs adjourned the meeting at 3:21 p.m.



Ken Krebbs
Chairman, Board of Adjustment and Appeals

5/10/22
Date:



John Knight
Community Development Director

5-10-22
Date:

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Board of Adjustments and Appeals of the Town of Camp Verde during the Regular Session of the Board of Adjustments and Appeals of the Town of Camp Verde, Arizona, held on the 20th day of January 2022. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20 day of January 2022



Jennifer Reed, Recording Secretary