



**TOWN OF CAREFREE  
PLANNING AND ZONING COMMISSION**

**WHEN:** MONDAY, SEPTEMBER 12, 2022  
**WHERE:** CAREFREE TOWN COUNCIL CHAMBERS  
33 EASY STREET, CAREFREE, AZ 85377  
**TIME:** 5:00 P.M.

**Board Members Present:**

Chairperson Tom Cross  
Vice Chairperson Lyn Hitchon  
Peter Burns  
Phil Corso  
Dan Davee  
Ralph Ferro

**Absent:**

Heather Burgett

**Staff Present:**

Planning Director and Zoning Administrator, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopek; Planning Clerk, Samantha Gesell.

**CALL TO ORDER, ROLL CALL, and PLEDGE OF ALLEGIANCE**

Chairperson Cross led the group in the Pledge of Allegiance.

**ITEM #1** Approval of the Planning and Zoning meeting minutes dated **AUGUST 15, 2022.**

Board Member Burns **MOVED TO APPROVE** the Planning and Zoning meeting minutes dated August 15, 2022. **SECONDED** by Board Member Hitchon. **CARRIED**, unanimously.

**ITEM #2** **CONTINUE REVIEW AND DISCUSSION** of proposed edits to the final draft of the *Village Center Master Plan*, with Matt Klyszeiko, AICP, Michael Baker International, to include the necessary element for a Redevelopment Plan and include changes as needed to update the plan and make it relevant to today. **NO ACTION WILL BE TAKEN.**

Matt Klyszeiko, AICP, Michael Baker International facilitated the discussion. The group continued chapter review. Discussing associated policies and proposed amendments from where they had left off at the last work session.

Mr. Klyszeiko outlined the specific steps to align the Village Center Redevelopment Plan with the Arizona Revised Statutes Redevelopment Plan Requirements:

- *Village Center Redevelopment Plan - Introduction* – to align with Arizona Revised Statute requirement #1
- *Village Center Redevelopment Plan - Carefree Today* – to align with Arizona Revised Statute requirement #2
- *Village Center Redevelopment Plan - The Vision* – to align with Arizona Revised Statute requirements #3,4,6
- *Village Center Redevelopment Plan - Plan for Action* – to align with Arizona Revised Statute requirements #5, 6
- *Village Center Redevelopment Plan - Implementation* – to align with Arizona Revised Statute requirement #7

Mr. Klyszeiko concluded his presentation and provided the next steps:

- Address final review comments
- Conduct P&Z Commission public hearing for formal recommendation to Council
- Conduct Council public hearing for formal adoption.

The next Planning and Zoning work session to review and discuss the final draft of the *Village Center Master Plan*, will be held on the October 17, 2022.

### **ITEM #3 ANNOUNCEMENTS**

Planning Director, Stacey Bridge-Denzak informed the Commission that the October 10, 2022, Planning and Zoning regular meeting date has been changed to Monday, October 17, 2022.

### **ITEM #4 ADJOURNMENT**

Vice Chairperson Hitchon asked for a **MOTION TO ADJOURN**. Board Member Burns **MOVED TO ADJOURN**. **SECONDED** by Board Member Ferro. **CARRIED**, unanimously.

The meeting was adjourned at 6:21 p.m.

TOWN OF CAREFREE



Samantha Gesell, Planning Clerk



Tom Cross, Chairperson