



APACHE COUNTY COMMUNITY DEVELOPMENT

P. O. Box 238
St. Johns, Arizona 85936
Phone: (928) 337-7526

Dan Muth
Chairman

Vice-Chairman

**NOTICE AND AGENDA OF
COMBINED WORKING LUNCH SESSION AND PUBLIC MEETINGS OF
THE APACHE COUNTY PLANNING AND ZONING COMMISSION**

Pursuant to A.R.S. §38-431-02(H), the public will have physical access to the meeting room thirty (30) minutes prior to the start of the meeting.

Thursday, January 9, 2025

Board of Supervisors' Hearing Room
75 W. Cleveland Street
St. Johns, Arizona

Working Lunch Session 12:00 p.m. MST

Public Meeting 1:00 p.m. MST

Notice of Working Lunch Session

- Item #1** Discussion regarding meeting times, amending Article 11, and publishing future agenda items with application information.
- Item #2** Discussion of commercial properties in Alpine.
- Item #3** Continued discussion of amending the subdivision ordinance to include process and procedures for the Planning and Zoning Commission and Board of Supervisors regarding condominium and landminium plats and splits over ten (10) acres.
- Item #4** Discussion on any agenda item or possible future Agenda Items.

Notice of Regular Meeting

- Item #1** Call to Order.
- Item #2** Roll Call/Determination of a Quorum.
- Item #3** Call to the Public (Forms must be turned in at this time). Individuals may address the Commission on any relevant issue for an amount of time



determined by the Chairman. At the close of the Call to the Public, Commission members may not respond to any comments but may respond to criticism, ask staff to review a matter, or ask that matter be placed on a future agenda.

- Item #4** **Review and Approval** of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on November 7, 2024. **Approval**

- Item #5** **Election of a Chairperson for 2025.**

- Item #6** **Election of a Vice-Chairperson for 2025.**

- Item #7** **Setting the date, time, and place of regular monthly meetings for 2025.**

- Item #8** **CONDITIONAL USE PERMIT 2024-77 – Brent Sexson:** Discussion, consideration, and possible recommendation for approval to convert an existing prefabricated metal garage into an in-house microbrewery for distribution to retail outlets on approximately 37 acres. The property is located at #3 County Road N8640 within the Windsor Valley Ranch Subdivision, Lot 255 in Concho, AZ, A.P.N. 201-82-255, Section 28, Township 12N, Range 25E. **Tabled to February agenda**

- Item #9** **Report from Staff to the Commission**, including pending, recent, and future agenda items.

- Item #10** **Adjourn.**

*Persons with a disability may request a reasonable accommodation by contacting Shanna at (928) 337-7526, TDD (928)337-4402. Requests should be made as early as possible to arrange the accommodation. One or more members of the Commission may participate telephonically or through video communication.

*These items are available on the county Web site at www.co.apache.az.us at least 24 hours prior to the scheduled meeting. Those wishing to comment on any of these items may do so in writing, by e-mail, or in person. Mail comments to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85936, or e-mail planning@co.apache.az.us.

***If you plan to attend the public meeting, please call (928) 337-7526 the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Posted this 2nd day of January 2025