



TAYLOR PLANNING & ZONING COMMISSION

MEETING MINUTES

TUESDAY, MAY 21, 2025 12:00 pm

TAYLOR TOWN HALL

425 PAPER MILL ROAD

Commission Members Present:

Jack Babb, Kristin Hargrave, John Williams, Douglass Reeder,

Commission Members Absent: Don Shumway

Staff Present: Josh McGinnis, Jackie Bruderer

Visitors: N/A

Call to Order: 12:14

1. Invocation: John Williams

2. Flag Salute: Doug Reeder

3. Lunch for Commission and Staff

4. Discuss progress of existing projects in the town:

Carwash is coming around nicely, block work soon, conveyer installed today, has a great supervisor present. No ETA. Walmart expansion/ renovation to add pick up area. Pick up has been good for this town. Renovations of store expected to start in July. Lewis Rezoning request will be on next meeting. Ranch Communities of America (Zenni) zone change will be at next meeting. Travis Kay Luxury RV Resort is just starting some of the dirt work.

5. Rules and decorum on Public Hearings for zone changes, conditional use permits, subdivision and variances: First rule is to always be nice and listen to the other people. Even if you do not agree. Town code and ordinances are best answers and should help direct all future decisions. All manufactured homes get their permits and inspections by the State of Arizona, not the Town of Taylor. We are here to do right by the town first, then the residents, followed by the politicians. A tort claim could be filed against the town for liability if codes are not followed. In subdivisions the developer is responsible for retention or detention ponds along with roads, hydrants, and both ingress and egress. The Planning and Zoning Commission and the Town Council should agree on how to do what is best for the town. Height limit of homes is limited to

35'. Stipulations can be a way to make sure developer follows through on his commitments regardless of how many homes sold. Change will happen. It just needs to be moderated with smart planning and the future in mind. Commission is urged to read up on the town zoning codes, along with the general plan.

6. Planning & Zoning member's reports and comments: We are excited seeing freeman park advancing. PAD zoning should be left to the inner parts of town. We are here to try to make the best decisions for the people. We are here because we really care about our community. If you listen and read zoning codes and the general plan, you will be prepared. In reading the general plan, you can find out many things about the town history. While looking at the binders for the upcoming meeting, they did little to answer questions. Applicants need to add as much information as possible so both the council and commission can make informed decisions

Question, "When a subdivision comes in, who pays for sewer and water being run to the area?" or "If large amount of people move to town, who is responsible to pay for everything needed to grow". Should the schools be included in decisions too? Especially if it will possibly affect the classes

The next meeting on June 3, 2025 will be held at the Fire Dept.

7. Adjournment: There being no further business the meeting was adjourned at 1:31

Dated this 21st day of May, 2025

Jackie Bruderer
Administrative Assistant