

## REGULAR MEETING -PLANNING & ZONING COMMISSION

September 22, 2026

7:00 PM

Pursuant to ARS 38-431.01, notice is hereby given to members of the Fredonia Planning and Zoning and the Public that a Regular Meeting will be held on September 22, 2026 at 7:00 p.m. If indicated in the agenda, the Board may vote to go into Executive Session which will not be open to the public to discuss certain matters.

### Regular Meeting

Called to Order: 7:02

Roll Call: *Derick Johnson*

*Tim Judd*

*Brandon Tait*

*Jimmy Lathim*

Public Comment (The council shall not discuss or take legal action on matters unless the matters are properly noticed.) *No Public Comment*

The following items may be approved by a single motion unless a member of the Planning and Zoning requests that any item be considered separately and acted upon accordingly. Each item considered separately may be approved by motion of the council as though originally listed as an action item.

#### A. Consent Items:

1. Agenda- September 22,2026
2. Minutes from regular meeting August 12, 2026

*Derick made a motion to approve the minutes with Jimmy seconding the motion, all were in favor.*

#### B. Reports

1. Planning and Zoning Clerk:
2. Board Member Comments:

*No Reports*

#### C. Discussion and Possible Action Items:

1. Discussion and possible action regarding: Gloria Jessop with easement adjustments and zone change for parcel # 60012013A: *Alex Rodriguez was present with Gloria. The first request was for an easement of 55 ft through the lot so in the future she could subdivide parcel 2. The easement will be a through and through or a cul-de-sac at the bottom. Derick made a point that the 55 ft was strictly roadway. If there is any subdivision they may need to put in curb and gutter. Brandon made a motion to approve the easement. Alex then requested that the board approve a*

*zoning change for parcel 1 which is the parcel with the building on it. Gloria would like to have it changed from agricultural to commercial. Derick pointed out that since the main road once ran down Pratt Street and the building was a commercial building to start with, he did not see what is wrong with the zone change. Jimmy made a motion to approve the zone change with Tim seconding the motion, all were in favor.*

2. Discussion and possible action regarding: Tim and Brenda Mefferd with a conditional use permit on parcel # 60104003P: *Tim and Brenda Mefferd were not in attendance.*
  
3. Discussion and possible action regarding: Chadein Terro with questions regarding parcel # 60012001E on Pratt and Aspen, zoned as MH-8 Mobile Home 8,000 sq feet: *Chadien was on the phone requesting information on the parcel. He is looking at buying the parcel and asking what the board would be willing to let him do with the property. Derick reported that the town is looking at more of permanent structures like modular homes. They are trying to stay away from mobile homes. They did say that there were 5 utility hookups on the property. Chadein thanked the board and said that would give him an idea of what he could do with the lot.*
  
4. Discussion and possible action regarding: Shannel Heely for George McCormick, requesting parcel numbers 60003002C, 60003001C, 60003001D, 60003006B, 60003005B and 60003002J to be combined into one parcel: *Shannel was in attendance requesting that the above parcels be combined into one. Derick asked if the council approved the easement vacate. They did on the last council meeting held on September 15, 2026. There will be an adjustment on the parcel lines due to an encroachment onto a couple of properties. George and the neighbors will work something out. Brandon made a motion to approve the combining of the parcels into parcel 60003001D with Derick seconding the motion, all were in favor.*

D. Future Agenda Items: 7:23

E. Adjournment:

Review and sign demand(s)

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Attending Board Member

Approve

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P&Z Clerk

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Attest

Certification- I, hereby, certify that the above is a true and correct copy of the minutes of the meeting, I further, certify that the meeting was duly called and held.

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P&Z Clerk

