



12030 Clubhouse Square, Youngtown, AZ  
85363

**TOWN OF YOUNGTOWN  
CITIZEN REVIEW MINUTES**

The Town Clerk of the Town of Youngtown, Arizona, will hold a Citizen Review Process open to the public on Tuesday, December 13, 2011 at the Town Clubhouse, 12033 Clubhouse Square, Youngtown, Arizona to begin at the hour of 2:00 P.M.

**Call to Order-** Town Clerk/Treasurer, Letty Goldberg call citizen review to order at 2:00 p.m.

**Citizen Review Hearing on Case PZ11-07:** An ordinance of the Common Council of the Town of Youngtown, Arizona, amending the official zoning map of Youngtown, Arizona, by changing the zoning classification of property consisting of approximately 0.15 acre, located at 10617 N. 114th Drive, in Zoning Case PZ 11-07, from R-3 Single Family Dwelling Zoning District to Open Space Zoning District. Specifically, the Town intends to allow a community garden to be installed on the Town's property located at 10617 N. 114th Drive.

**A. Staff Report**

Jim Fox, Building Official/Public Works Mgr.

- The property known at 10617 N. 114<sup>th</sup> Drive Youngtown, AZ is currently owned by the Town of Youngtown and has been vacant and unused for several years. The parcel was previously used as a Public Works facilities yard. This parcel is currently zoned as R-3. South of this parcel is owned by a utility company, Arizona American Water. Town Council has proposed this parcel be re-zoned to Open Space Zoning conforming to a park-type use. This area is intended to be used by the Town for a Community Garden.

**B. Citizen Comments**

Mr. Cervantes - Youngtown Resident located at 114<sup>th</sup> Avenue and Nebraska.

- I have received notification and I am okay with proposal.

Mr. Flores, Rosario – Youngtown Resident 11444 Ohio Ave. Youngtown, AZ 85363

- Will changes to the zoning effect residents, like increase taxes?

Mr. Fox

- The Town already owns the property. This ordinance would only change the zoning designation for this parcel.

**Citizen Review Hearing on Case PZ11-08: A Special Use application requesting modifications to an existing cellular tower.**

**A. Staff Report**

Jim Fox, Building Official/Public Works Manager

- An existing Wireless Communication Tower (monopole) is owned by AT&T. The applicant has requested to add additional devices (antennas) to enhance and accommodate new wireless services in the market. Additional equipment will include four (4) panel antennas for a total of twelve (12) panel antennas to be installed. The zoning ordinance specifies that expansion and/or modifications to a facility require a special use permit.
- Please make a note that the applicant is present at this citizen review hearing.

**B. Citizen Comments**

Tom Hill – Business Manager of Mini Storage where tower is located.

- I would like to add that this modification will increase sale tax revenue for the Town.

Announcement: Planning & Zoning Hearing, Tuesday, December 20, 2011 at 2:00 p.m. Youngtown Clubhouse, 12033 Clubhouse Square, Youngtown, AZ 85363.

Adjournment of Citizen Review by Town Clerk/Treasurer Letty Goldberg at 2:16 p.m.

  
Letty Goldberg, Town Clerk/Treasurer

Attest:

  
Diane Cordova, Deputy Town Clerk