



TOWN OF EAGAR
PLANNING AND ZONING COMMISSION
WORK SESSION

AUGUST 12, 2025 at 6:00 PM

COUNCIL CHAMBER, 22 WEST 2ND STREET

LEGAL ACTIONS

Vice Chair Slade called the meeting to order [6:00 p.m.] and welcomed those present. Vice Chair Slade asked for roll call to show attendance. Vice Chair Slade declared that Chair Eagar would be arriving momentarily. Vice Chair Slade led the Pledge of Allegiance. Commissioner Brenda Ciminski offered an invocation.

Commission Present: Chelsea Slade
Brenda Ciminski
JoElla Younkin
Becky Crosby
Debra Seeley
Ethan Eagar (Arrived at 6:02 PM)

Excused: Kristi Penrod

Staff Present: Britney Reynolds - Community Development Director
William Gleeson – Building Inspector

5. PUBLIC COMMENTS

No public present. No public comments

6. LOYALTY OATH

A. NEW PLANNING AND ZONING COMMISSIONER DEBRA SEELEY PERFORMED HER LOYALTY OATH.

7. DISCUSSION AND CONSIDERATION OF MINUTES

A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MARCH 18, 2025 MEETING MINUTES

B. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE JUNE 10, 2025 MEETING MINUTES

Commissioner Seeley recused herself from the item. Vice Chair Slade motioned to approve both the March and June Minutes. Commissioner Younkin seconded the motion; all were in favor, motion carried 5-0.

Vote:	Ayes:	Ethan Eagar	Nays:	None
		Chelsea Slade		
		Becky Crosby		
		Brenda Ciminski		
		JoElla Younkin		

Recused: Debra Seeley

The motion carried

8. TRAINING

A. ARIZONA OPEN MEETING LAW (JESSICA VAUGHAN)

Town Clerk Jessica Vaughan provided a detailed and informative lesson on Arizona Open Meeting Law.

CONVENE TO WORK SESSION

Vice Chair Slade made a motion to convene into work session [6:55 pm], Commissioner Ciminski seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote:	Ayes:	Ethan Eagar	Nays:	None
		Brenda Ciminski		
		JoElla Younkin		
		Becky Crosby		
		Chelsa Slade		
		Debra Seeley		

9. WORK SESSION

A. DISCUSSION REFERENCE AMENDING ZONING DISTRICTS AND TOWN CODE RELATED TO THE TOWN OF EAGAR GENERAL PLAN.

The Commission, along with staff, participated in discussion reference amending and updating zoning districts and town code related to the Town of Eagar General Plan.

RECONVENE TO REGULAR SESSION

Commissioner Seeley made a motion to exit work session [7:19 pm], Commissioner Ciminski seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote:	Ayes:	Ethan Eagar	Nays:	None
		Brenda Ciminski		

JoElla Younkin
Becky Crosby
Chelsa Slade
Debra Seeley

10. REPORTS

Building Inspector William Gleeson provided a status update on RV Living for Daniel Crosby (CUP2024-3) and his barndominium construction project at 222 W. 10th Street. Director Reynolds advised the Commission that we would be meeting in September as the Board of Adjustment to consider an application for variance. Chair Eagar directed staff to compile information for a Design Review for the new gymnastics facility along Central.

12. ADJOURNMENT

Vice Chair Slade motioned to adjourn the meeting [7:31 p.m.]. Commissioner Younkin seconded; all were in favor, motion carried unanimously 6-0.

Vote:	Ayes:	Ethan Eagar	Nays:	None
		Brenda Ciminski		
		JoElla Younkin		
		Becky Crosby		
		Chelsea Slade		
		Debra Seeley		