



**NOTICE OF A JOINT MEETING OF THE PLANNING COMMISSION AND  
THE HISTORIC PRESERVATION COMMISSION  
OF THE TOWN OF CLARKDALE  
TUESDAY, JUNE 17, 2025 AT 4:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ  
OR  
Join Zoom Meeting  
<https://zoom.us/j/9554994085>  
Meeting ID:955 499 4085

Unless otherwise stated, the public will have physical access to the meeting place 15 minutes prior to the start of the meeting.

**Town of Clarkdale Vision**

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.  
We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.  
We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Planning Commission and the Historic Preservation Commission will hold a Joint Meeting open to the public on Tuesday, June 17, 2025, at 4:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.**

**1. CALL TO ORDER**

**A. Planning Commission**

**B. Historic Preservation Commission**

**2. ROLL CALL**

**A. Planning Commission**

## **B. Historic Preservation Commission**

### **3. PUBLIC COMMENT**

The Planning Commission invites the public to provide comments at this time. Members of the Planning Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each speaker is asked to limit their comments to five minutes.

### **4. NEW BUSINESS**

#### **A. Amendment to the Approved Design Plan for The Newstand**

Discuss, consider, and act upon an amendment to the approved Design Plan for The Newstand, located at 909/911 Main Street, Clarkdale, AZ 86323. Applicant: 909 Main Street LLC; Agent, Rennie Radoccia.

### **5. FUTURE AGENDA ITEMS**

Planning Commission may propose items to be placed on a future agenda. This item is for discussion only.

### **6. ADJOURNMENT**

#### **A. Planning Commission**

#### **B. Historic Preservation Commission**

## **Values**

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

### **COPPER**

**Customer focused**

**Open, transparent and equitable**

**Preserving our history, charm, and environment**

**Planning for a sustainable future**

**Economic and social resiliency**

**Resourceful and innovative**

## **Mission**

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we

sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

*Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.*



# Staff Report

Item Number: 4.A.

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- Agenda Item:** **Amendment to the Approved Design Plan for The Newstand**  
Discuss, consider, and act upon an amendment to the approved Design Plan for The Newstand, located at 909/911 Main Street, Clarkdale, AZ 86323.  
Applicant: 909 Main Street LLC; Agent, Rennie Radoccia.
- Staff Contact:** Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:** June 17, 2025
- Strategic Goal:** This agenda item supports the following Clarkdale Strategic Goal Area:
- Goal Area 1 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
- Background:** The applicant, Reynold Radoccia, submitted an application on behalf of 909 Main Street LLC for Design Review for the substantial rehabilitation of the former Newstand Bar. This application was heard by a joint meeting of the Planning Commission (PC) and the newly formed Historic Preservation Commission (HPC). The meeting was held on June 1, 2022, where the application was approved. Since the initial approval, the Design Review Board's (DRB) responsibilities have been divided between the Historic Preservation Commission and the Planning Commission (PC). The PC already hears Planning and Zoning applications for projects, many of which also require design review. Rather than require two separate meetings in front of two separate boards, Town Council agreed to reallocate DRB responsibilities to the PC. Thus, the PC is acting in its new capacity by participating in this meeting.
- As submitted, the project proposed two large display windows, which would replace the original plate glass windows, as plate glass no longer meets the code. (Exhibit 1) During the construction phase, a decision was made to replace the approved window with a single vertical muntin with a folding three-panel window to provide an open-air experience for customers seated inside the building.
- Staff received a complaint shortly thereafter and met with the applicant, Rennie Radoccia, who submitted an updated rendering illustrating the three-panel folding windows. (Exhibit 2) The applicant was apologetic for the lapse

in submitting the change to the original approved plan. Requests for additional information regarding the change were received promptly.

The dichotomy between strict adherence to historic preservation tenets and the need for adaptive reuse has been present since the 1960s. Balancing the need for preservation of historically and architecturally significant buildings with the need to modify them for contemporary use is often tricky; attempts at compromise frequently leave both sides unhappy with the results, and this will likely be the result in this case.

If Clarkdale's downtown were an active and vibrant place, staff might be able to support the original plan versus the revised windows. However, that is not the case. In this instance, stimulating the local economy and the growth and vitality of the historic district is paramount. The Newstand, like many other buildings, has sat vacant far too long. Revitalization of the downtown is a long-standing goal of the Town Council, and an important step in economic development/redevelopment for Clarkdale. This project represents a significant investment by the owners, 909 Main LLC – in the millions of dollars. If Clarkdale wishes to attract this type of investment, we must be willing to meet the applicants halfway. Approval of the three-fold windows will provide an important indoor-outdoor connection for customers of The Newstand and enhance the sense of an active and thriving historic downtown and hopefully stimulate improvements to other vacant buildings along Main Street.

This project was approved prior to the implementation of the Historic Preservation Ordinance and therefore not subject to it. Even if the project had started after the passage of the Ordinance, they wouldn't be subject to the Ordinance unless they opt in. Staff finds that the installation of the foldable windows will provide economic benefit and activity in downtown Clarkdale that the previously approved windows would not. While they are not typical of fixed display windows with a single muntin, the ability of the Newstand to provide an indoor/outdoor experience for its customers and create a lively atmosphere downtown outweighs the benefit of strict adherence to historic precedent.

**Budget Impact:**

The long lead time for replacing the windows would delay the project, which would delay critical revitalization activities in downtown Clarkdale. The Town is down nearly \$500,000 in sales tax in FY2025 versus 2024. The addition of a new business is critical to Town operations.

**Recommendation:**

Staff recommends approval of the amendment to the approved Design Plan for The Newstand, located at 909/911 Main Street, Clarkdale, AZ 86323. Applicant: 909 Main Street LLC; Agent, Rennie Radoccia.

Exhibit 1: Approved Windows

VIEW FROM MAIN STREET



Exhibit 2: Proposed Windows

