



Cochise County
Community Development
Planning, Zoning and Building Safety Division

Public Programs...Personal Service
www.cochise.az.gov

TO: Board of Adjustment, District 1
FROM: Robert Kirschmann, Planner II
For: Dan Coxworth, AICP, Development Services Director
SUBJECT: Minutes of the Regular Meeting of April 26, 2017
DATE: August 14, 2018

Members Present:

Grady Butler, Member
Kristin Gregan, Member

Staff Present:

Peter Gardner, Planner II
Robert Kirschmann, Planner II

Others Present:

Mike Gallagher - Applicant

These minutes for the BA1 meeting held on April 26, 2017 are complete only when accompanied by the memoranda for said meeting dated April 26, 2017.

Call to Order / Roll Call:

Acting Chairman Robert Kirschmann called the meeting to order at 6:00 p.m. at the Cochise County Service Center Conference Room in Sierra Vista. He noted that he present, and Members Grady Butler and Kristin Gregan were present, establishing that the Board had a Quorum and could proceed. Mr. Kirschmann stated that there were no Board members present from the previous meeting.

NEW BUSINESS

Item 1 Election of Officers (Page 1) – The Board determined that the election of officers would be more appropriate with a full board. Chairman Kirschmann moved to continue the item to the next scheduled meeting, Member Gregan seconded. The vote was unanimous.

Planning, Zoning and Building Safety

1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Item 2 (Page 1) – Introduce Docket and advise public who the Applicants are.

Docket BA1-17-01 (SBA Thorneydale): The Applicant is requesting a Variance from Section 1813.04 requiring all structures at a Wireless Communications Facility to be setback a minimum distance from all property lines equal to the height of the tallest structure. The proposed tower is 195' tall, and is set back less than 50' from the west property line, and S. Thorneydale Lane, and less than 100' from the east and south property lines, including E. Hereford Road. The subject parcel, APN 104-05-053L, is located on at 7169 S. Thorneydale Lane in Hereford. The Applicant is SBA/Wireless Resources.

Applicant: SBA Wireless

Acting Chairman Kirschmann called for the Planning Director's report.

Planner II Peter Gardner delivered the report on behalf of the Planning Director, illustrating the facts of the case, as well as the staff recommendation, utilizing photos, maps and other visual aids. He explained the background of the case and the circumstances surrounding the Variance request under consideration. He concluded by offering factors in favor and against approval.

Acting Chairman Kirschmann declared the Public Hearing open, and then called for the Applicant's statement. Mr. Cottingham asked the Applicant if there was additional information he wished to present. The Applicant stated that he did not. Chairman Cottingham noted there were no other members of the public present and called the Public Hearing closed and called for Board discussion. There was no further discussion and Chairman Cottingham asked for Staff's recommendation. Mr. Kirschmann explained that Staff's recommendation was Approval.

Mr. Gallagher, the Applicant spoke on behalf of the application stating that the project was designed under previous regulations, under which the tower complied as is.

Mr. Gardner presents Staff's recommendations for approval.

Mr. Butler makes a motion recommendation approval. Motion failed due to lack of second.

Ms. Greagan makes a substitutive motion recommending approval of the request, with the condition of moving the tower as close to the eastern property line as possible. A discussion commenced regarding moving the tower and where the tower could fall.

Mr. Butler seconded and the motion passed 2 – 0.

Planning Director's Report:

There being no business to report, Mr. Kirschmann adjourned at 6:31 p.m.