

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, April 10, 2019

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, April 10, 2019 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Wayne Gregan, Vice Chair; Kim DePew, Member; Patrick Greene, Chairman; Pat Edie, Member; Jim Martzke, Member; Gary Brauchla, Member; Carmen Miller, Member

Absent: Nathan Watkins, Member

Staff Present: Daniel Coxworth, Development Services Director
Robert Kirschmann, Planner II
Peter Gardner, Planner II
Britt Hansen, Chief Civil Deputy County Attorney

Chairman Greene called the meeting to order at 4:00 p.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

PLEDGE OF ALLEGIANCE

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

1. CALL TO ORDER

2. ROLL CALL (Introduce Commission members and explain quorum and requirements for taking legal action).

1. APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke Mr. Gregan made a motion to approve the minutes as presented. Mr. Martzke seconded and Mr. Greene Called for the vote. The motion passed 5-0 with Mr. Greene and Mr. Brauchla abstaining.

Vote: 5 - 0 Approved

4. CALL TO THE PUBLIC – Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission's jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission 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.

5. **ACTION**

6. **PUBLIC HEARING**

1. Z-19-03 (Aunon - Stotts) The Applicants request a Rezoning to change the designation from R-36 to RU-4

Mr. Gardner presented the docket.

The Applicants were not present.

No other member of the public wished to speak on the item.

Motion by Member Jim Martzke, Second by Member Carmen Miller Mr. Martzke made a motion to forward the docket to the Board of Supervisors with a recommendation of Conditional Approval with the Conditions recommended by Staff. Ms. Miller seconded the motion and Mr. Greene called for the vote. The motion passed unanimously.

Vote: 7 - 0 Approved

2. SU-19-03 (Foreman) The Applicant requests a Special Use Authorization to approve a Daycare Facility for up to 10 children.

Mr. Kirschmann presented the docket.

The Applicants\, Ms. Louisa Foreman, spoke.

No other members of the public spoke.

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke Mr. Gregan made a motion to approve the docket with the Conditions recommended by Staff. Mr. Martzke seconded the motion and Mr. Greene called for the vote. The motion passed unanimously.

Vote: 7 - 0 Approved

3. SU-19-04 (Unitit Towers)The Applicant requests a Special Use Authorization to approve a 199-foot tall, self-supporting wireless communications tower.

Mr. Kirschmann presented the docket.

Carmelina Seigliano spoke representing the Applicant, Tectonic Engineering on behalf of Uniti Towers.

No memebbers of the public spoke.

Motion by Member Jim Martzke, Second by Member Pat Edie Mr. Martzke made a motion to approve the docket with the Conditions recommended by Staff. Ms. Edie seconded and Mr. Greene called for the vote. The motion was approved unanimously.

Vote: 7 - 0 Approved

4. Z-19-02 and SU-19-05 (Dollar General) The Applicant requests a Special Use Authorization to approve a 9,100 square foot Dollar General Store and a Rezoning Application to change the designation from RU-4 to RU-2.

Mr. Kirschmann presented the docket.

The Applicant, Russ Salman for DCM Development, spoke.

Mr. Ronald Graves spoke in opposition.

Mr. Les Boegemann spoke in opposition.

Motion by Vice Chair Wayne Gregan, Second by Member Pat Edie Mr. Gregan made a motion to table the item until the May meeting. Ms. Edie seconded and Mr. Greene called for the vote. The motion passed 6-1 with Ms. DePew dissenting.

Vote: 6 - 1 Approved

NO: Member Kim DePew

7. **PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**
8. **CALL TO COMMISSIONERS ON RECENT MATTERS.**
9. **ADJOURNMENT**

Chairman Greene adjourned the meeting at 6:12 p.m.

APPROVED:

Patrick Greene, Chairman

ATTEST:

Daniel Coxworth, Development Services Director