

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING HELD ON  
Wednesday, JANUARY 8, 2020**

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, JANUARY 8, 2020 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

**Present:** Patrick Greene, Chairman; Wayne Gregan, Vice Chair; David Koch, Member; Kim DePew, Member; Nathan Watkins, Member; Pat Edie, Member; Jim Martzke, Member; Carmen Miller, Member

**Absent:** Gary Brauchla, Member

**Staff Present:** Robert Kirschmann, Planner II  
Christine McLachlan, Planner II

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**

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**CALL TO ORDER**

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

**APPROVAL OF THE PREVIOUS MONTH'S MINUTES**

Motion by Vice Chair Wayne Gregan, Second by Member Nathan Watkins

**Vote:** 5 - 0 Approved

**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.

Mr. Jack Cook, Bisbee resident, addressed the Board regarding matters of personal concern.

Mr. Craig McEwan, Portal resident, addressed concerns of Christian discrimination both historically and specifically by a Commission member and requested a recusal of the un-named Commission member.

## ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2020

Motion by Member Pat Edie, Chairman Greene requested nominations for a Chairman and Vice-Chairman for 2020. Commissioner Edie motioned for Chairman Greene to remain Chair and Vice-Chairman Gregan to remain Vice-Chairman for 2020.

**Vote:** 8 - 0 Approved

## PUBLIC HEARING

1. SU-19-10 (Wilson Raceway) A request for Special Use Authorization to approve a phased dirt racetrack.

Mr. Kirschmann presented a PowerPoint presentation that is preserved in the files. He stated that Condition 9 should be modified to specify it should occur in conjunction with phase 1. Mr. Richard Wilson, applicant and Cochise resident, provided a summary of his special use request.

Chairman Greene opened the Public Hearing.

Mr. Bill Jackson, Huachuca City resident, spoke in favor of the request.

Ms. Karen Modest, Pierce resident, spoke in favor of the request.

The Applicant declined further comment or rebuttal.

Chairman Greene closed the Public Hearing.

Vice Chairman Gregan asked whether a 50' tall solid fence was the norm for a racetrack. Mr. Wilson, applicant, replied that a 25' height was more typical. He stated the 50' was a mistake the application. Cable through the fencing could be used with the proposed wall to prevent anything from going over or through the wall.

Chairman Greene then called for a motion

Motion by Member Jim Martzke, Second by Member Carmen Miller

**Vote:** 8 - 0 Approved

Mr. Martzke moved to approve the request with the conditions and modifications as written by Staff. Ms. Miller seconded and the vote was unanimous. The vote included the modification of adding "phase 1" to condition 9.

2. SU-19-11 (AT&T Antelope) a request to approve a 199-foot tall, self-supporting wireless communications tower.

Mr. Kirschmann presented a PowerPoint presentation that is preserved in the files.

Mr. Steve Olsen, applicant's representative and Tucson resident, provided a summary of his special use request.

Chairman Greene opened the Public Hearing.

Mrs. Juvy McEwan, Portal resident, expressed opposition to the construction of a communication tower. She felt it was too close to her address and didn't think her neighbors supported it either.

Mr. Craig McEwan, Portal resident, expressed opposition to the communication tower. He expressed that he does not support the current location. He has medical concerns about the tower and felt the application was unlawful and deceitful.

The Applicant declined further comment or rebuttal.

Chairman Greene closed the Public Hearing and called for a motion.

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke

**Vote:** 7 - 1 Approved

NO: Member Carmen Miller

**PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**

Mr. Kirschmann stated that there were no items scheduled for the February meeting. He anticipated that meeting would be cancelled. He did anticipate there would be at least one application for the March meeting . Ms. McLachlan stated she anticipated there would be at least one additional regulatory item at the March meeting.

Following a verbal outburst from the audience, Chairman Greene requested that a sheriff deputy to be present at all future meetings to assist with emotionally charged matters before the Commission. After asking whether the rest of the Commission similarly agreed to the request, he requested that Mr. Kirschmann look into the request. Mr. Kirchmann asked Cochise County legal Counsel Christine Roberts her thoughts. Ms. Roberts indicated she would further consider the matter.

**CALL TO COMMISSIONERS ON RECENT MATTERS.**

**ADJOURNMENT**

Chairman Greene adjourned the meeting at 5:11 p.m.

APPROVED:

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Patrick Greene, Chairman

ATTEST:

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Daniel Coxworth, Development Services Director