

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, MARCH 11, 2020

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MARCH 11, 2020 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Wayne Gregan, Vice Chair; David Koch, Member; Kim DePew, Member; Jim Martzke, Member; Gary Brauchla, Member; Carmen Miller, Member

Absent: Nathan Watkins, Member; Patrick Greene, Chairman; Pat Edie, Member

Staff Present: Daniel Coxworth, Development Services Director
Christine Roberts, Deputy County Attorney
Christine McLachlan, Planner II
Robert Kirschmann, Planner II

Vice Chairman Gregan 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

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 Member Jim Martzke, Second by Member David Koch

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.

No members of the Public wished to address the commission at this time.

PUBLIC HEARING

1. Docket Z-20-02 (St. Germain) A request to rezone an 8-acre parcel from TR-36 (Residential; one dwelling per 36,000-square feet) to RU-4 (Rural; one dwelling per four-acres) to build a personal residence on the site.

Mr. Coxworth presented a PowerPoint presentation that is preserved in the file.

The Applicant Ms. Cheryl Saint Germain spoke to the request. She questioned why the parcel was previously rezoned and not notified by the title company. Mr. Coxworth will email the info to the Applicant.

There was no one wishing to comment on the item.

Motion by Member Jim Martzke, Second by Member Carmen Miller

Vote: 6 - 0 Approved

2. Docket SU-20-01 (Maples) A request to construct a 3,750 square foot convenience store and gasoline/service station in Kansas Settlement.

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

Mr. Jason Maples, Applicant state that he did not have anything to add and can answer any questions that the Commission have.

There were no members of the public requesting to speak on this matter.

Motion by Member Jim Martzke, Second by Member David Koch

Vote: 6 - 0 Approved

3. Docket SU-97-08A (Pieper Farms) A request for Special Use Authorization to construct an approximately 30,000 square foot addition to the existing 22,000 square foot warehouse.

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

Mr. Gregan questioned the setback of the building to Highway 191 and how far the closest residence was to the project. Mr. Kirschmann showed the Commission on the map.

The Applicant, Mr. Jim Behrens spoke on the request. He addressed the parking stating that they use an employment service, and they have a van that drops 6-8 folks off and reduces parking requirements. Mr. Behrens also stated that technology has improved and will help to reduce the noise. He also explained the process that they go through.

There were no members of the public requesting to speak.

Motion by Member David Koch,

Vote: 6 - 0 Approved

4. Docket Z-20-01 (Longnecker) A request for a rezoning (down zoning) from SR-43 (Single-Household Residential; one dwelling per 43,000 square feet) to RU-4 (Rural; one dwelling per four acres).

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

Mr. Brachula voiced opposition to the Op-Out and requested clarification about the status of it. Mr. Coxworth replied that the Board has not provided direction to repeal the Opt-Out out this time.

Ms. DePew requested and received confirmation that the parcels are located in a Subdivision.

The Applicants Mr and Mrs. Longnecker addressed the Commission, using a PowerPoint presentation that is preserved in the file.

Ms. Carol Lee Christopher objected to the request.

Motion by Member Jim Martzke, Second by Member Carmen Miller

Vote: 4 - 2 Approved

NO: Vice Chair Wayne Gregan
Member David Koch

5. Docket Z-20-03 (Young) A request for a rezoning (down zoning) from SR-43 (Single Residential; one dwelling per 43,000 square feet) to RU-4 (Rural; one dwelling per four acres).

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

The Applicant's representative, Vicki DeMarsco spoke to the request.

Ms. Carol Lee Christopher spoke in opposition to the request.

Mr. Brachula spoke in opposition to the Opt-Out.

Ms. Depew requested and received explanation of the difference between the "SR" Zoning and "RU"

Motion by Vice Chair Wayne Gregan, Second by Member Carmen Miller

Vote: 4 - 2 Approved

NO: Vice Chair Wayne Gregan
Member David Koch

6. Docket R-20-01 (Definitions): An amendment to the various definitions contained within Article 2, Section 203 of the Zoning Regulations in order to improve, clarify, distinguish uses, and provide increased consistency of interpretation.

Motion by Member Jim Martzke, Second by Member Kim DePew

Vote: 6 - 0 Approved

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

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Vice Chairman Gregan adjourned the meeting at 5:17 p.m.

APPROVED:

Wayne Gregan, Vice Chairman

ATTEST:

Daniel Coxworth, Development Services Director