

DRAFT

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

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, APRIL 8, 2020 at 4:00 p.m. via a Microsoft Teams meeting.

Present: Wayne Gregan, Vice Chair; David Koch, Member; Kim DePew, Member; Nathan Watkins, Member; Patrick Greene, Chairman; Jim Martzke, Member; Gary Brauchla, Member

Absent: Pat Edie, Member

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

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 David Koch

Vote: 5 - 0 Approved

ACTION

1. Docket SU-20-04 & Z-20-06 (Dollar General Hereford) The applicant requests a special use authorization to approve a 9,100 square foot Dollar General store. The applicant concurrently requests to rezone the property from RU-4 to RU-2.

Ms. McLachlan presented a PowerPoint presentation which is preserved in the file. Staff and the Applicant jointly requests that this item be continued to the May 13, 2020 Commission meeting.

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

Vote: 7 - 0 Approved

2. Docket SU-20-02 (Bethlehem Holy Ghost) - The Applicant requests Special Use Authorization for a two phase project to re-use an existing approximately 4,500 square foot building.

Mr. Kirschmann stated that Staff and the Applicant jointly requests that the item be continued to the June 10, 2020 Commission Meeting.

Motion by Member Nathan Watkins, Second by Member Jim Martzke

Vote: 7 - 0 Approved

PUBLIC HEARING

1. Docket 20-05 (Moreno)Rezone a 16-acre parcel from R-36 (Residential; one dwelling per 36,000-square feet) to RU-4 (Rural; one dwelling per four-acres).

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

Applicant was not present to make a statement at meeting. Because of extenuating circumstances, the board chose not to table the item.

No members of the public were present to address the agenda item.

Motion by Vice Chair Wanye Gregan, Second by Member James Martzke.

Vote: 7 - 0 Approved

2. Docket 20-04 (Seal) Rezoning (down zoning) from R-36 (Residential one dwelling per 36,000 square feet) to RU-4 (Rural one dwelling per four acres). The parcel, APN 401-37-105A, is 5 acres. The proposed use of the property is an off-grid single-family home.

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

Applicant was not present for the hearing. The board chose not to table the docket due to extenuating circumstances.

No members of the public were present to comment on the proposal.

Motion by Member Jim Martzke, Second by Member David Koch

Vote: 6-1 Approved

No: Vice Chair Wayne Gregan

3. Docket SU-20-03 (Cureton) The Applicant requests Special Use Authorization to construct an approximately 5,280 square foot warehouse and office for a water well service company on a portion of a 20 acre lot.

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

Chairman Green inquired about the location and amount of parking spaces within the proposed development. Mr. Kirschmann said they would be located along the north and east sides of the building and that the number of spaces meets the minimum requirements.

Applicant Mr. Randy Cureton stated that they have outgrown their current property and want to be more centrally located. They do not expect many customers to access that site.

Mr. Kirschmann gave a recommendation for approval with standard conditions.

Motion by Member Nathan Watkins, second by Member Jim Martzke

Vote: 7 - 0 Approved

4. Docket R-20-02 (Light Pollution): An amendment to the Cochise County Zoning Regulations Article 16, Light Pollution and Article 23 Enforcement.

Ms. McLachlan presented a PowerPoint presentation that is preserved in the file.

No member of the public were present to comment.

Member Jim Martzke moved to forward the docket with a recommendation of approval to the Board of Supervisors, second by Vice Chair Wayne Gregan

Vote: 7 - 0 Approved

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

Mr. Coxworth stated that there were three dockets scheduled for the May agenda and one for the June agenda. He anticipated that the May meeting would also be online and that he anticipated a large turnout from the public. The planning staff will issue public notices let people know to register their names for the virtual meeting.

Mr. Kirschmann informed the Chairman and Mr. Coxworth that the rezoning dockets they heard for Longnecker and Young in the previous month's meeting were approved by the Board of Supervisors.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chairman Greene adjourned the meeting at 05:00 p.m.

APPROVED:

Patrick Greene, Chairman

ATTEST:

Daniel Coxworth, Development Services Director