

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, JUNE 10, 2020**

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, JUNE 10, 2020 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: David Koch, Member; Kim DePew, Member; Nathan Watkins, Member; Patrick Greene, Chairman; Pat Edie, Member; Jim Martzke, Member; Gary Brauchla, Member

Absent: Wayne Gregan, Vice Chair

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 Edie, Second by Member David Koch

Vote: 6 - 0 Approved

PUBLIC HEARING

1. Docket SU-20-05 (Stronghold Professional) The Applicant requests Special Use Authorization to establish an approximately 1,150 square foot medical marijuana dispensary in an existing commercial center.

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

The applicant, Ray Klumd of 1159 N Wild Eagle Place, Cochise, AZ, gave a statement. He noted that the property owner opposed to the project did not live in Arizona, that the project would be a replacement for another dispensary that recently moved out of the county, and that the project was being led by an experienced team with a good track record.

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

Motion by Member Gary Brauchla, Second by Member Jim Martzke

Vote: 7 - 0 Approved

2. Docket SU 20-03 (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. Phase one will include renovating the building to accommodate a kitchen/dining hall/multipurpose facility. Phase two will include afterschool academic services and outreach center. The project includes upgrades to the existing building, new perimeter fencing, and approximately 30 parking stalls.

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

Applicant Jake Winslow Patrick Green speaking on behalf of the project on 409-421 E Yuma St, Juachuca City, spoke about the plans to perform community outreach in the area.

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

Applicant waived the rebuttal time.

Planning director recommended approval with standard conditions.

Motion by member Jim Martzke, Second by member Pat Edie.

Vote: 7-0 approved.

3. Docket CP-20-01 (Hwy191): An amendment to the land use growth area category and designation on twenty (20) subject parcels that are generally located northwest of the City of Douglas boundaries between mileposts 1 and 3 along Highway 191.

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

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

The applicant waived the rebuttal time.

Commission member Kim DePew asked for confirmation that there were no support letters from property owners within the notification radius, which Ms. McLachlan confirmed. Member DePew said that she was uncomfortable with the lack of public response despite the appropriateness of the docket considering that it is county initiated. Dan Coxworth clarified that the docket calls for a change to the area's land use designation, not its zoning. He also stated that there is anecdotal support for the change and expressed his surprise at lack of formal support. Ms. McLachlan stated that the land was mostly vacant with out-of-state landowners. Chairman Greene asked Mr. Coxworth and Ms. McLachlan if the lack of formal response was due to public apathy. Ms. McLachlan said that activities of this nature generally don't get a public response because it's not a change to zoning or regulation. Chairman Greene suggested that tabling the docket until in-person meeting are resumed might be appropriate.

Mr. Watkins stated that a member of the public who owned property in the area was present.

Jim Normis, a member 483 LLC, which owns multiple properties in the area specified on the docket, stated that he did not receive a copy of solicitation for feedback, but supports changing of use on behalf of 483 LLC.

Kirschman said that 483 LLC were included in the mailing, but their address was wrong and recommended making sure their address is current with county assessor, so they're notified of future dockets.

Planning director gave their recommendation for approval.

Motion by Member Gary Brauchla, Second by Member Jim Martzke

Vote: 7 - 0 Approved

4. Docket Z-20-06 (Panesar) The Applicant requests a rezoning to Light Industry. The purpose of the rezoning is to facilitate a truck stop that will include an approximately 4,000 square foot convenience store, 4 passenger vehicle pumps, 4 diesel truck pumps, shower and restroom facilities and truck parking.

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

Molly Anderson, representing the 18 members of 483 LLC, stated the LLC's approval for redevelopment in this area.

Kelly Kimbrough spoke on behalf of herself and Manuel Flores, both owners of adjacent properties, expressed concerns about traffic, safety, water usage, sewage pollution, tax rates, and compromise to scenic views. She stated her opinion that the development would be better suited in a different location.

Mr. Kirschman stated that the applicant was having trouble calling into the meeting.

Member Nathan Watkins stated his support for the development of a truck service area along 191, but echoed Ms. Kimbrough's belief that it would be better in a different location.

The Commission decided to table the docket until the applicant could be present to address their concerns.

Planning director recommended approval with standard conditions.

Motion by Chairman Greene to table the action item until the July agenda, second by Member Pat Edie.

Vote: 7-0 approved

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

The Planning Director gave a summary of upcoming items.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chairman Greene adjourned the meeting at 5:40 p.m.

APPROVED:

Patrick Greene, Chairman

ATTEST:

Daniel Coxworth, Development Services Director