

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, AUGUST 12, 2020**

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, AUGUST 12, 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; Kim DePew, Member; Nathan Watkins, Member; Patrick Greene, Chairman; Pat Edie, Member; Gary Brauchla, Member; Nancy Welch, Member

Absent: David Koch, Member; Jim Martzke, Member

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

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.

PUBLIC HEARING

1. Z-20-08 and SU-20-07 (Seed Capital) A request for a rezoning from R-36 (Residential, one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per four acres). A Special Use Authorization is also requested to allow a phased medical cannabis grow and packing facility.
Mr. Kirschmann presented a PowerPoint presentation which is preserved in the file.
Ron Redburn, spokesman for the applicant at 1001 E Forest Hills Dr, Phoenix, AZ, 85022, gave a statement which addressed 9 main concerns of the public which include odor elimination, security, lighting, location of buildings on the plot, traffic, water usage, building height, and project duration with concerns to traffic.

No members of the public were present to comment.

Vice Chair Wayne Gragan asked if the site would have nighttime activity which would require lighting. Mr. Redburn stated that the greenhouses would have blackout curtains which shield light from both inside and outside.

Member Nancy Welch asked how many people would be employed, and if they would be hired from the local community. Mr. Redburn stated that they expect to hire 16-25 people, 2 of whom would be hired from outside the local area.

Member Welch stated that she did not encounter any members of her district who are in favor of the project.

Member Nathan Watkins asked Mr. Redburn of the applicant's future plans for the plot. Mr. Redburn stated that they have no current plans.

Planning Director Dan Coxworth stated that the building would be taxed as a commercial facility, not an agricultural facility.

Chairman Patrick Greene asked if the current vote covers all phases of the project. Mr. Robert Kirschmann said yes and that if the rezoning fails the special use permit will not be approved.

The planning board recommended approval for both dockets with conditions note in the presentation which is preserved in the file.

Motion to approve Z-20-08 by Member Gary Brauchla, second by Member Nathan Watkins.

Vote: 5-1, approved

Motion to approve Z-20-07 by Member Wayne Gragan, second by Member Gary Brauchla.

Vote: 5-1, 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 05:11 p.m.

APPROVED:

Patrick Greene, Chairman

ATTEST:

Daniel Coxworth, Development Services Director

