

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, SEPTEMBER 9, 2020**

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, SEPTEMBER 9, 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; Nathan Watkins, Member; Patrick Greene, Chairman; Jim Martzke, Member; Gary Brauchla, Member; Nancy Welch, Member

Absent: Pat Edie, Member

Staff Present: Daniel Coxworth, Development Services Director
Christine Roberts, Deputy County Attorney
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

No changes were requested by the Commission.

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 were present requesting to speak on an item not on the agenda.

PUBLIC HEARING

1. SU-20-09 (Green) A request for approval of an Accessory Living Quarters.

Mr. Kirschmann presented a Staff report which is preserved in the file.

The Applicant, Mr. Francisco Green spoke about his request.

Commissioner Watkins asked why if the original property owner opposed to the ALQ withdrew their opposition, then why did this need to come before the Commission. Mr. Kirschmann responded that public notice has been sent out and in case someone else were planning on attending the hearing.

No members of the public requested to speak on this item.

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

Vote: 8 - 0 Approved

2. Docket Z-20-09 and SU-20-08 (Allens Well) A request for Rezoning from SR-22 to RU-2 and Special Use Authorization to legitimize an existing well drilling business which includes an existing approximately 4,440 shop (used for both personal and business), approximately 5,000 square feet of outdoor storage, and a 2,500 gallon private diesel fuel tanks.

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

The Applicant, Mr. Brian Allen, spoke on his request.

No members of the public wished to speak on this item.

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke Z-20-09 (Allens Well)

Vote: 8 - 0 Approved

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke SU-20-08 (Allens Well)

Vote: 8 - 0 Approved

3. Docket SU-20-10 (SSVEC Solar) The applicant requests Special Use Authorization to construct an approximately 120 acres of solar panels and associated equipment on 160 acres.

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

The Applicant's Ms. Megan Resors and Daniel Wilson spoke to the request.

Chairman Greene asked how close the nearest residence was and Mr. Kirschmann showed on the map where the nearest residence was on the map.

Commissioner Gregan asked if the UofA study showed this parcel as ideal of a location as SSVEC existing Solar facility on SR191. Mr. Kirschmann responded later that this area was better per U of A study.

Mr. Kim Bennet, spoke in opposition to the request citing drainage and hunting concerns.

Mr. Kirschmann commented that during the permitting process that a drainage report will be

required.

Chairman Greene asked about system. The applicant responded about 20 megawatts.

Member Welch stated she is abstaining as her husband is employed by SSVEC.

Motion by Member Jim Martzke, Second by Member Nathan Watkins

Vote: 6 - 1 Approved

NO: Vice Chair Wayne Gregan

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

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chairman Greene adjourned the meeting at 5:21 p.m.

APPROVED:

Patrick Greene, Chairman

ATTEST:

Daniel Coxworth, Development Services Director