

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, MARCH 10, 2021

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MARCH 10, 2021 at 4:00 p.m. virtually and at 4001 Foothills Blvd, Sierra Vista Arizona.

Present: Wayne Gregan, Chair; Kim DePew, Member; Nathan Watkins, Member; Jim Martzke, Member; Gary Brauchla, Member; Nancy Welch, Member; Gerry Gonzalez, Member

Absent: Patrick Greene, Vice Chairman

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

Chairman Gregan called the meeting to order at 4:00 p.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

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 Gary Brauchla

Vote: 6 - 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.

Old Business

1. Docket SU-20-19 (MM Birch) Special Use Authorization to construct a medical marijuana cultivation and infusion facility. The proposal includes approximately 200 acres of outdoor grow, 700,000 square feet of new greenhouses, 170,000 square feet of processing, and a 6,000 square foot office.

The Applicant has requested that this item be continued to the Planning and Zoning Commission Meeting of April 14, 2021.

The Planning Commission approved tabling the item to the April 14, 2021 but stating there will be no additional continuations.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 7 - 0 Approved

PUBLIC HEARING

1. Docket RZ21-000002(Slaughter)The applicant requests a rezoning from SR-22 (Single-Family Residential, one dwelling per 22,000 square feet) to RU-4 (Rural, one dwelling per 4 acres).

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

Motion by Member Kim DePew, Second by Member Jim Martzke

Vote: 7 - 0 Approved

2. Docket SU21-000004 (Bit Coin) -- A request for Special Use Authorization to construct a phased warehouse and solar project.

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

Motion by Member Nathan Watkins, Second by Member Gerry Gonzalez

Vote: 7 - 0 Approved

3. Docket SU21-000003 (SV Skate Modification) A Special Use modification requesting:
 1. To allow onsite aggregate parking and driveway surfaces instead of a paved surface.
 2. To allow Special Events to occur onsite without the need for individual special event permits.

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

Motion by Member Gary Brauchla, Second by Member Nathan Watkins

Vote: 6 - 1 Approved

NO: Chair Wayne Gregan

4. Docket Z21-000003 (Buena Vista Ranchettes) - A request to approve a rezoning from RU-4 (Rural, one dwelling per four acres) to RU-2 (Rural, one dwelling per two acres).

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

Vote: 6 - 1 Approved

NO: Member Nancy Welch

5. Docket SU21-000001(Holmes) - A Special Use Authorization to construct indoor medical marijuana cultivation, packaging, and dispensary located in an approximately 20,000 square foot building.

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

Numerous members of the public spoke in opposition to the request.

Motion by Member Gary Brauchla, Second by Member Jim Martzke

Vote: 2 - 5 Disapproved

AYE: Chair Wayne Gregan
Member Jim Martzke

6. Docket SU-21-000005 (MM Ft. Grant Rd) The applicant requests a Special Use Authorization to approve the construction of a marijuana cultivation and infusion facility.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 7 - 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

Chairman Gregan adjourned the meeting at 8:31 p.m.

APPROVED:

Wayne Gregan, Chairman

ATTEST:

Daniel Coxworth, Development Services Director