



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

Special Use Project Application

Applicant's Certification & Acknowledgement

By signing below, I certify that:

1. I am the Owner or authorized Agent of the Owner of the property being developed.
2. I am applying for the meetings/ review(s) indicated below.
3. I have read and understand the information provided in this Application Guide.
4. This application is complete and accurate to the best of my knowledge. Submission of false information may constitute fraud, and may be punishable by fine, imprisonment, or both pursuant to A.R.S. §13-2310.
5. I hereby request all inspections necessary to process this application, and if the permit is issued I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

By signing below, I acknowledge that:

6. Incomplete or inaccurate submittals by the Owner, Applicant or any other representative may result in delays, return of submittals, or denial of this application.
7. The submittal is subject to an administrative review of 10-business days (5-business days initial review, 5-business days resubmittal review) at which time I will receive written or electronic notice if the application is complete or, in the case of an incomplete application, a list of deficiencies that need to be corrected. An application will not pass the review for administrative completeness until all deficiencies have been corrected.
8. If the County does not issue a written or electronic notice of administrative completeness within the 10-business days, the application will be deemed administratively complete and the substantive review process begins.
9. The overall review time is 130-business days.
10. The substantive review process is 120-business days.

Planning, Zoning and Building Safety

1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9278 fax
 1-877-777-7958
planningandzoning@cochise.az.gov

By signing below, I acknowledge that:

11. A complete response to any correspondence will be submitted to Cochise County for any subsequent reviews.
12. The Applicant or Agent will be sent written or electronic notice of a license approval or denial within the substantive review period.
13. All required permits must be obtained prior to any construction and that failure to obtain permits may result in fines or other penalties.
14. The Applicant or Agent is responsible for all changes and additional time required to correct plans and/or development as a result of differences between the proposed use and what is permitted in the zoning district in which the property lies.
15. The project review process and timeframe is suspended when a project triggers the requirement for an application for approval by an Outside Agency, the Planning and Zoning Commission, and/or the Board of Supervisors. If either the Planning and Zoning Commission or the Board of Supervisors approves the request contained in the application, then Community Development Department will resume the project review process. If the Board of Supervisors denies the request, then the Community Development Department will consider the project to be denied.

By signing below, I acknowledge that:

16. An appeal protesting any denial of an application may be made to Cochise County Development Services Director, 1415 Melody Lane, Bldg. F. Bisbee, Arizona 85603. The appeal shall set forth all relevant facts pertaining to the denial, and must be in writing. It must be filed within ten-days from the date of the denial letter.
17. If the County does not issue to the Applicant the written or electronic notice granting or denying a license within the **overall** time frame or within the mutually agreed upon time frame extension, the county SHALL refund the Applicant all fees charged for reviewing the applications and SHALL excuse any fees not yet paid. The refund SHALL be made within 30-working days after the expiration of the agreed upon time frame pursuant A.R.S. § 11-1605(J).

8/10/2020

Signature

Date

Marshal Bickert

X

Print Name/Firm

Owner

Agent

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER _____

APPLICANT Marshal Bickert

ADDRESS 7721 White Willow Court, Springfield, VA 22153

CONTACT TELEPHONE NUMBER 614-460-9846

EMAIL ADDRESS: mbickert@live.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

ADDRESS _____

DATE SUBMITTED 8/10/2020

Special Use Permit Public Hearing Fee (if applicable) \$ _____

Building/Use Permit Fee \$ _____

Total paid \$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report

6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property?

Animal Grazing.

What is the proposed use or improvement?

A runway for personal use of general aviation aircraft.

2. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

Take off and landing of small, general aviation aircraft. This will be for personal use. A small increase in noise may be noted by neighbors.

3. Describe all intermediate and final products/services that will be produced/offered/sold.

NA

4. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

No Construction

5. Will the project be constructed/completed within one year or phased? One Year _____
Phased ___ if phased, describe the phases and depict on the site plan.

It will completed in a couple days.

6. Provide the following information (when applicable):

A. Days and hours of operation: Days: 7 Hours (from 0500 AM to 2200 PM)

B. Number of employees: Initially: 0 Future: _____
Number per shift Seasonal changes _____

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

Personal use aircraft average of 5 take offs/landings per day.

(2) Total trucks (e.g., by type, number of wheels, or weight)

1 small, general aviation aircraft.

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

No roads will be used. Landing and departure will be due north and south of the property

(4) If more than one direction, estimate the percentage that travel in each direction

NA

(5) At what time of day, day of week and season (if applicable) is traffic the heavies

NA

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

Estimated total gallons of water used: per day _____ **per year** _____

Will you use a septic system? Yes _____ No X If yes, is the septic tank system existing?

Yes _____ No X Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes X No _____ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached _____ NA X

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	NA	
Sewer/Septic	NA	
Electricity	NA	
Natural Gas	NA	
Telephone	NA	
Fire Protection	NA	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

A small dirt runway will be constructed. Take offs and landings of approximately 5 times per day.

2. Will outdoor storage of equipment, materials or products be needed? Yes ___ No X if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. _____
-

Will any noise be produced that can be heard on neighboring properties? Yes ___ No X if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Noise levels are similar to farm machinery or motorcycles routinely experienced in the area.

The location proposed ensures that landing and departure paths are over vacant land and away from buildings.

3. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No ___ if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

NO

4. Will odors be created? Yes ___ No ___ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?_

No

5. Will any activities attract pests, such as flies? Yes ___ No ___ If yes, what measures will be taken to prevent a nuisance on neighboring properties?

No

6. Will outdoor lighting be used? Yes ____ No If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

7. Do signs presently exist on the property? Yes ____ No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

8. Will any new signs be erected on site? Yes ____ No ____ If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

9. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes ____ No ____

If yes, will storm water be directed into the public right-of-way? Yes ____ No ____

Will washes be improved with culverts, bank protection, crossings or other means?

Yes ____ No

If yes to any of these questions, describe and/or show on the site plan.

10. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

Land will be cleared for a dirt landing strip.

11. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

12. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes ____ No ____ If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

The proposed site is extremely flat, grazing land. The project involves the removal of a narrow strip of vegetation (grass and mesquite trees). There will be no change to natural water flow or retention.

2. How many acres will be cleared? Approximately 5.5
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used
(Show on site plan if appropriate.) Water will be applied during scraping.

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No ___ If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

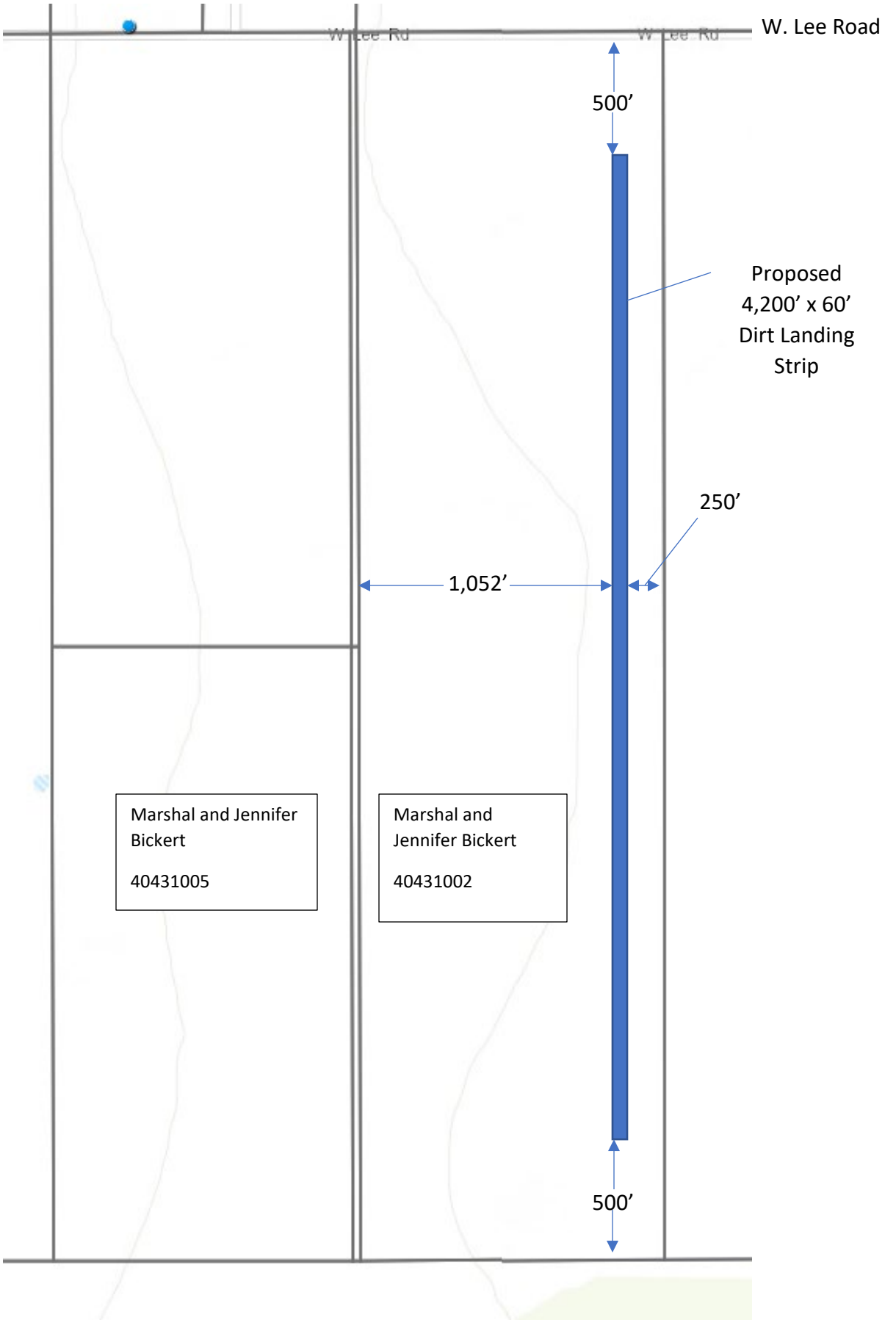
SECTION E - Applicant's Statement

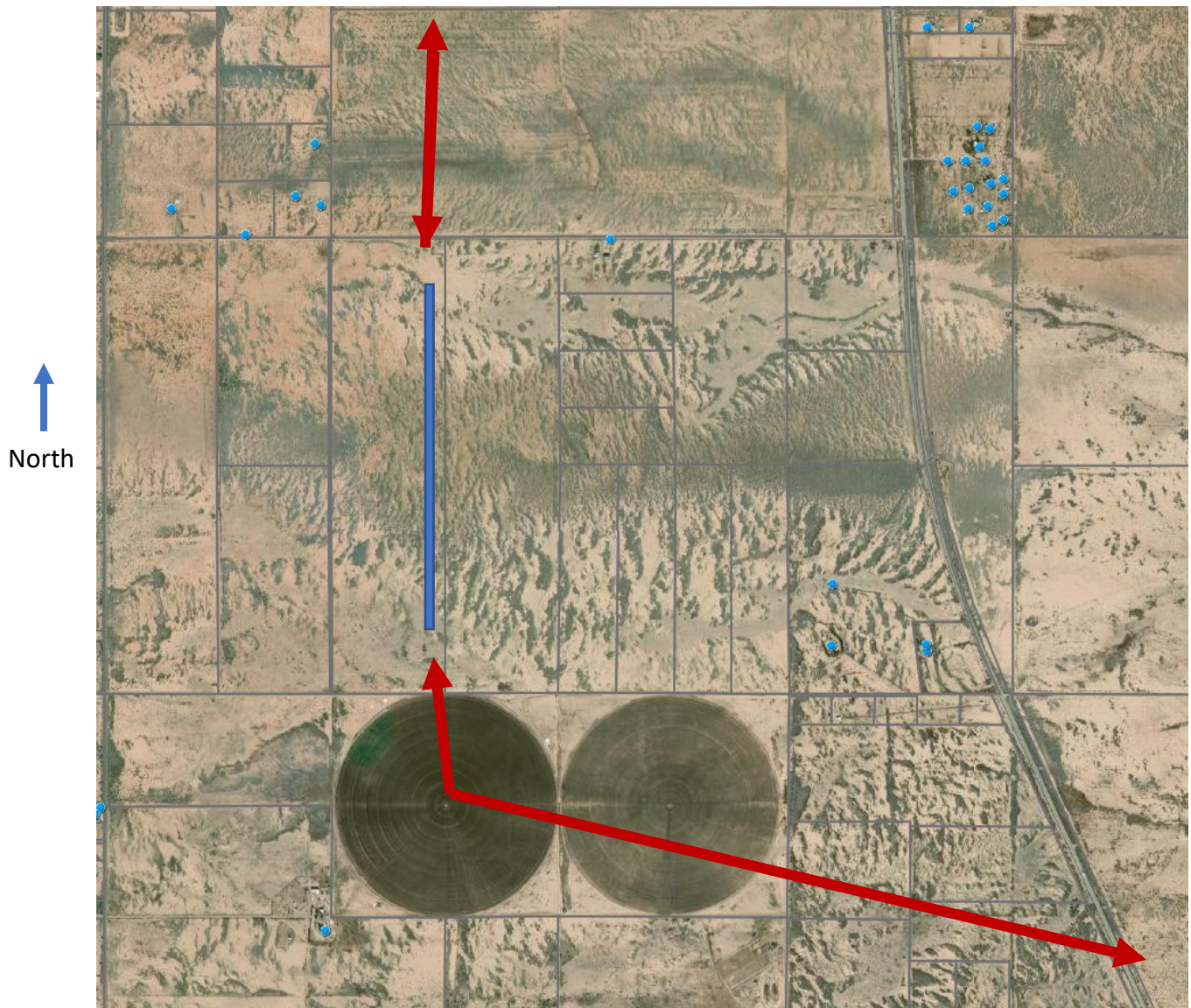
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature _____

Print Applicant's Name Marshal Bickert

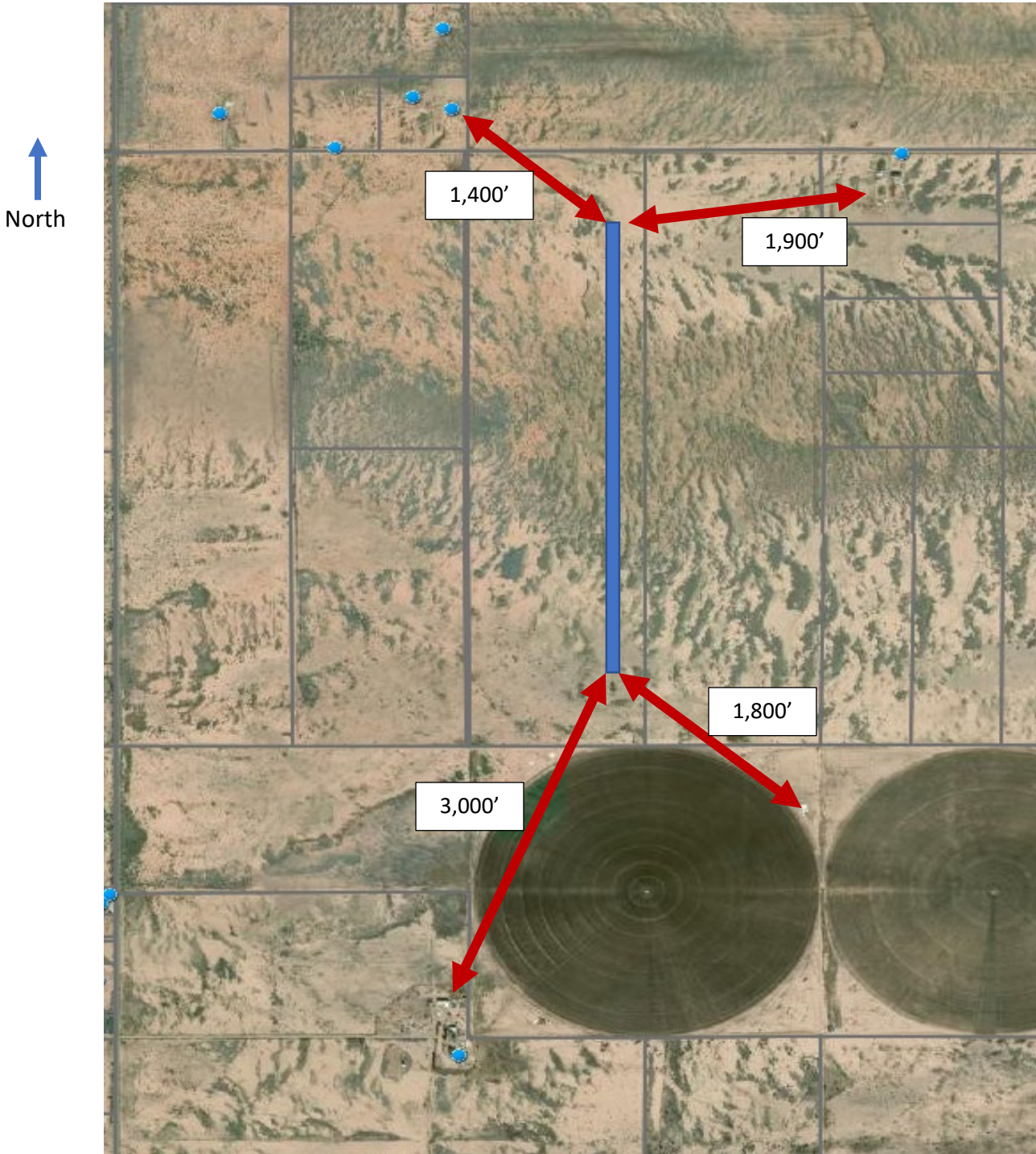
Date signed 8/10/2020



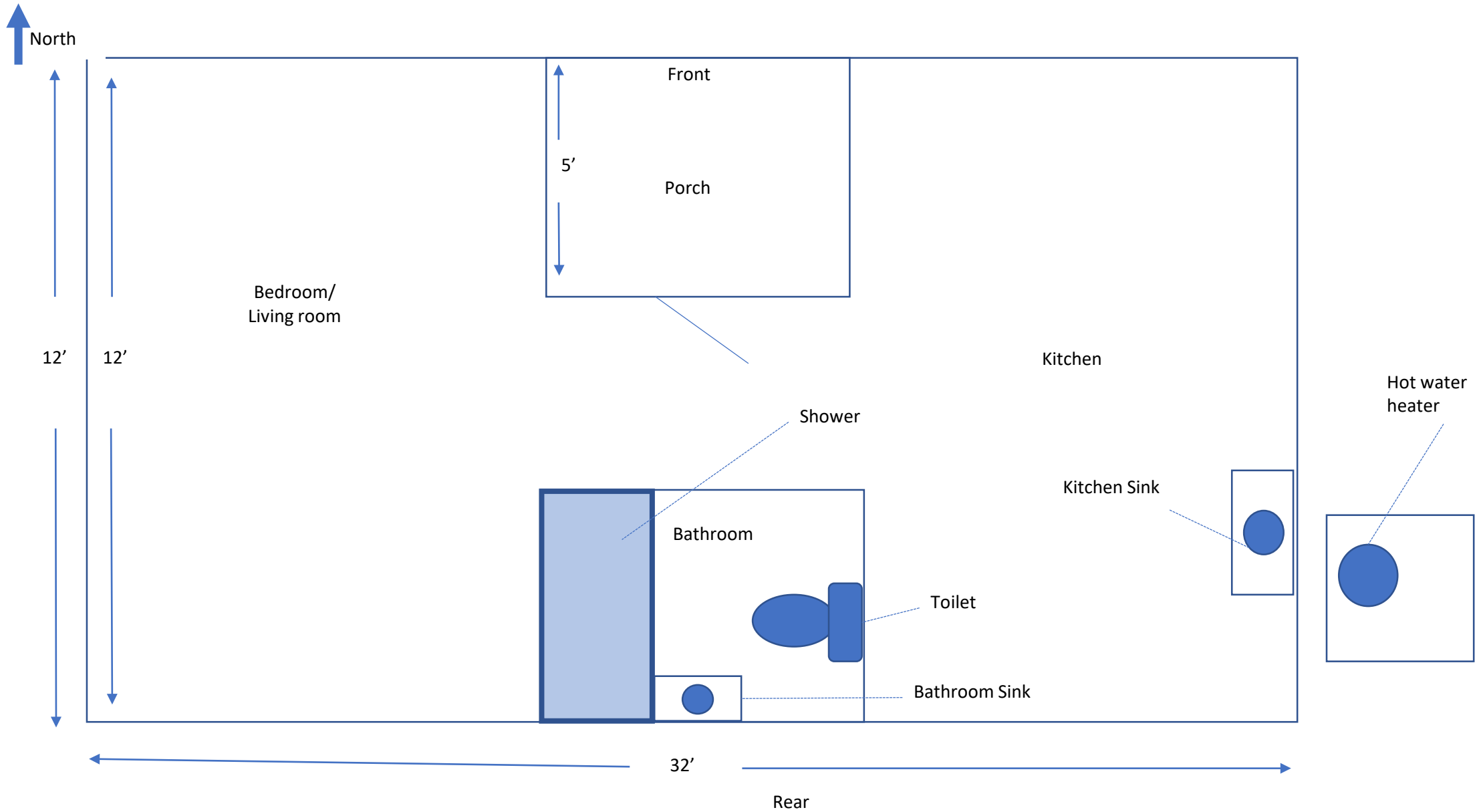


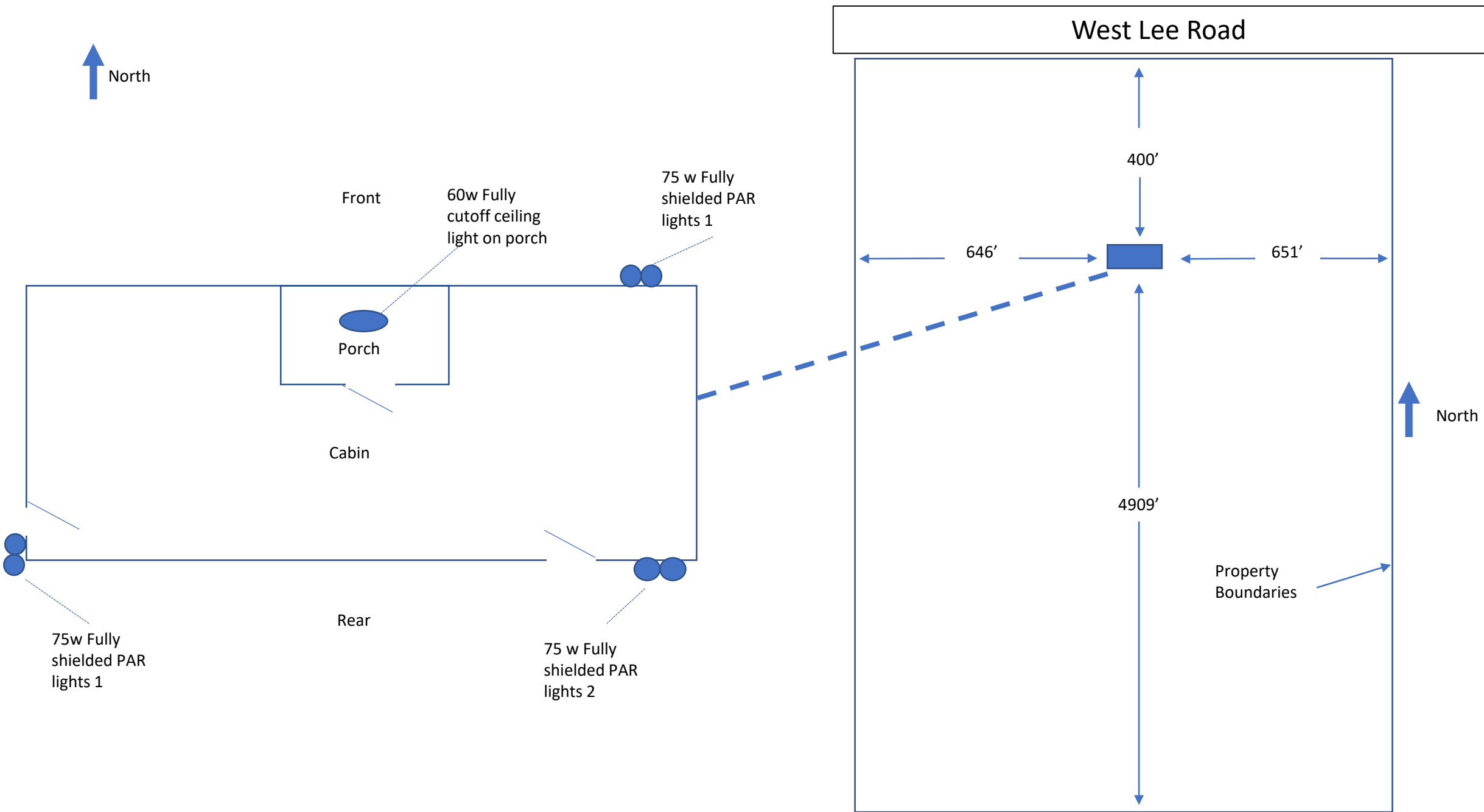
The blue line indicates the proposed landing strip location. Red arrows indicate approach and departure paths clear of any existing structures (blue dots).

Distance in feet between proposed runway location and nearest structures.



Plumbing Fixtures - Bickert Parcel #: 40431002





March 21, 2019

Dear Cochise County Property Owner:

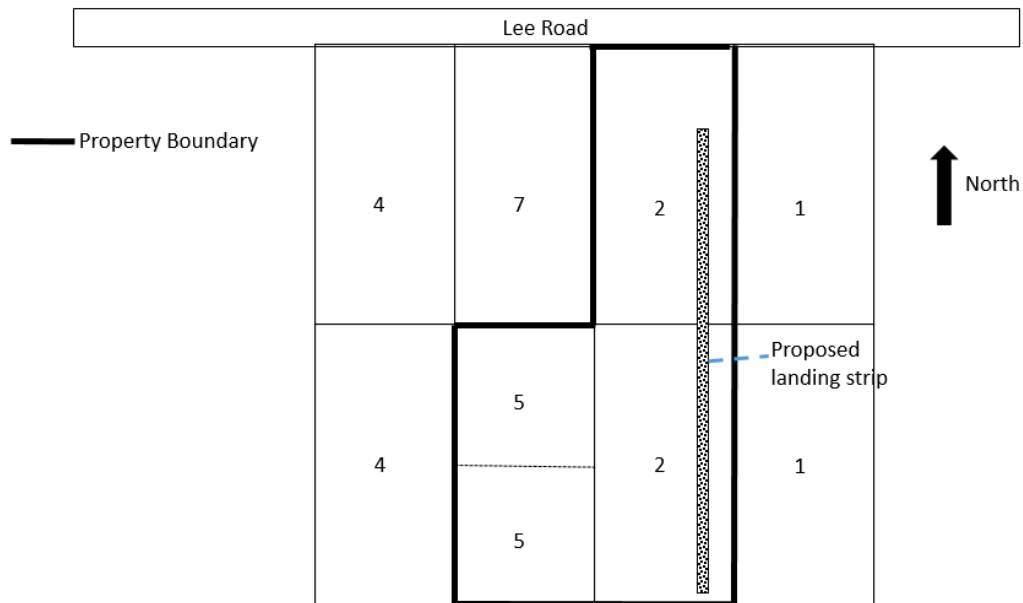
We are writing to inform you of our intent to construct a private landing strip (runway) on property that is within one mile of property you own. This is the first step in the Cochise County Zoning Department's special permit process. The landing strip will be used by us (the property owners) to land, take off, and taxi a small, personal, general aviation airplane. We intend to construct the landing strip to run north and south on the east side of the property identified below. The strip will be approximately 30 feet wide by 4,500 feet long.

Property Location: Southeast of McNeal, Arizona on the south side of Lee Road between Central Highway and State Route 191.

Assessor's Parcel Numbers: 404-31-002 and 404-31-005

Description: W ½ E ½ Section 34, Township 21 South Range 24 East.

Parcel diagram with proposed location of the landing strip.



Please let us know if you have any questions, comments, or concerns. You can reach us at mbickert@live.com. Thanks for your consideration and have a great day.

Sincerely,

Marshal and Jennifer Bickert

Re: McNeal letter

marshal bickert <mbickert@live.com>

Sun 4/21/2019 5:01 PM

To: Laura Dean-Richardson <scubagalldr@yahoo.com>**Bcc:** iamjenb@gmail.com <iamjenb@gmail.com>

Good Afternoon Laura,

Thanks for your follow up to our letter. Honestly, I don't know if a personal air strip on a nearby property would have any impact on the value of land. Unfortunately, we are in process of purchasing this property and its about all we can afford at this moment. You might want to follow up with a local real estate agent on property values in the area. The gentlemen we worked with is listed below. He's very knowledgeable about selling land in southern Arizona. Please let us know if you have any follow up questions.

thanks,

Marshal and Jennifer

Carl Mickler*Associate Broker/Land Specialist***Centra Realty**

Commercial and Land Division

532 North Fourth Avenue Suite 100

Tucson, AZ 85705

520-882-0767 Office

520-620-6257 Fax

520-850-6345 Cell

CarlMickler@gmail.com

From: Laura Dean-Richardson <scubagalldr@yahoo.com>**Sent:** Saturday, April 6, 2019 5:28 PM**To:** mbickert@live.com**Subject:** McNeal letter

Dear Marshal and Jennifer,

My name is Laura Dean-Richardson and I am the trustee of the Dean Family Trust. You recently sent a letter discussing your intended construction of a landing strip on your property which is located within one mile of our 40 acre parcel. As I personally have never been to the property, I have no idea what is in the area. This property was homesteaded by my great-grandparents in the early 1900's.

We have been contacted in the past regarding selling the property, however, we truly have no idea of its current value, or whether a landing strip nearby will increase or reduce the property value. If you have any pictures of the area, I would appreciate it if you would send them to me.

By any chance, do you have any interest in purchasing the property?

I look forward to hearing from you.

With kindest regards,

8/21/2020

Mail - marshal bickert - Outlook

Laura Dean-Richardson
Trustee, Dean Family Trust
714-606-7074

Re: Another question about the landing strip

marshal bickert <mbickert@live.com>

Sun 4/21/2019 4:52 PM

To: Rick Pauley <rickopauley@msn.com>

Bcc: Jennifer B <iamjenb@gmail.com>

Mr. Pauley,

Here's our response to these questions.

We will likely have a small fuel trailer on the premises that will only hold a couple hundred gallons. The trailer will be DOT certified to haul and store fuel. Again, please let us know if you have any further questions.

thanks,

Marshal and Jennifer Bickert

From: Rick Pauley <rickopauley@msn.com>

Sent: Wednesday, March 27, 2019 12:10 PM

To: mbickert@live.com

Subject: Another question about the landing strip

Mr. and Mrs. Bickert,

I have a couple more questions that I failed to raise on the Lee Road Landing strip project.

How do you propose storage of the aviation fuel? How will it be contained to avoid leakage and possible spills? What impact will it have on our water table and the environment?

The water table here is fairly shallow. We have a very large underground aquifer here in the valley. From what I understand it is one of the largest here in Arizona. My concern is that a spill will impact our water, which is pristine.

Thank you again for your attention to my concerns.

Respectfully,

Rickie O. Pauley

Re: In response to your Airstrip Proposal

marshal bickert <mbickert@live.com>

Sun 4/21/2019 4:43 PM

To: Rick Pauley <rickopauley@msn.com>

Bcc: Jennifer B <iamjenb@gmail.com>

Good Afternoon Mr. Pauley,

Thank you for the follow up to our letter. I have replied to each of your questions below.

As for the comments and concerns listed. The landing strip will be located on the east side of our property. The area south of our property are two large pivot fields. To the east of that is open desert. This is the likely approach/departure path to the south of our property. A similar situation exists to the north and east of Lee road. All approaches/departures will occur well east of your property and I will not have to fly over anyone's house or live stock.

Please let us know if you have any other follow up questions or concerns.

Thanks,

Marshal and Jennifer Bickert

From: Rick Pauley <rickopauley@msn.com>

Sent: Tuesday, March 26, 2019 9:25 PM

To: mbickert@live.com

Subject: In response to your Airstrip Proposal

Dear Mr. and Mrs. Bickert,

My name is Rickie Pauley, I live at 4347 W Cox Rd, McNeal, AZ 85617. (For your reference)

I received your letter inviting questions, concerns, and comments regarding a proposed landing strip on property that is within one mile of property I own. Actually, the south end of the Lee Road property is about 1/10 mile from the north end of my property.

I have questions, concerns, and comments about this proposed landing strip.

Questions:

1. Will aircraft, other than your own, be landing and/or taking off on the proposed landing strip?

Occasionally, we might have friends/relatives fly out to visit who may use the landing strip. However, it will be almost exclusively used by us for our own small, general aviation aircraft. The amount of usage will vary. Over the next couple years, we might only use it a couple times a year. Once we move to the area, it might be used a couple times a day one day and then none the next.

We also cannot rule out the occasional use of the landing strip by crop duster aircraft who may request its use for local application. We see this as a net benefit to the neighbors since it will ultimately reduce the flight time over the local area.

2. Will the proposed landing strip be paved or dirt?

We are planning to clear an area on the property for a dirt landing strip for personal use. Eventually, we will build a hangar and a house on the property which will become our permanent residence.

3. Will you be landing and/or taking off after dusk and/or before dawn?

There will be no lighting so usage will be during daytime hours only per FAA regulations.

4. Will this be a private venture? Are there intentions of any commercial ventures regarding the landing strip?

This is a purely private venture. However, I plan to restore antique aircraft on the property after I retire. The landing strip will be used to move aircraft from the property after restoration.

5. Is your aircraft propeller or jet propelled?

Propeller only. Jet aircraft are not suitable for dirt landing strips.

6. Will there be aircraft maintenance done on the property?

Eventually. I will conduct personal maintenance on my own aircraft. As stated in 4, I plan to restore antique aircraft when I retire.

7. Will there be test flights, training flights, touch and go flights, etc.?

There is the potential for test flights. As mentioned in 4 and 6, I will be conducting maintenance on my own aircraft. Technically, the first flight following any major maintenance is a test flight. We are sensitive to the impact we may have on our neighbors. Any routine training activities such as touch-and-goes or practice will be conducted at FAA designated general aviation airport facilities.

8. Will there be a hangar built on the property?

Yes.

9. Have you considered using the Bisbee-Douglas International Airport, the Douglas Municipal Airport, or the Bisbee Municipal Airport?

Yes. We visited each of the general aviation airports in the area and we looked for property adjacent to or nearby these facilities. In addition, we visited with Ethnos to ascertain the possibility of using their facilities. This is the best property we were able to locate after two years of searching and Ethnos does

not allow outside parties on their facilities.

10. Have you considered the impact on the local ranchers cows, horses, etc.?

Yes. As mentioned in 9, we looked for properties that were close to existing general aviation facilities. In addition, we made sure that the property is not close to any ranch/equine facilities and allow an approach/departure path away from homes and ranches.

Concerns:

I do have some genuine concerns about your proposal.

Here in the Sulphur Springs Valley, we already have several landing strips, airfields, and airports within 20 miles of my property.

1. Ethnos Air Airport on Davis Road is 5 nautical miles from my property.
2. The Bisbee-Douglas International Airport is 5.2 nautical miles from my property.
3. The Cochise College Airport is 9.2 nautical miles from my property.
4. The Douglas Municipal Airport is 14.1 nautical miles from my property.
5. The Bisbee Municipal Airport is 14 nautical miles from my property.
6. The Tombstone Municipal Airport is 19.4 nautical miles from my property.
7. The Rancho San Marcos Airport is 19.5 nautical miles from my property.
8. Plus, we also have Boarder Patrol Air Support within 15 miles, as the crow flies, of my property.

In addition, there are several more airports, landing strips, etc. that are just over the 20 nautical mile area from my property.

The Cochise College Aviation Flight School in this area keep the skies somewhat abuzz with aircraft on a daily basis. The College has many daily flights in which the flight path is directly over my property. Their planes circle overhead and cut the engine and glide, and restart their engines and so forth.

We also have Border Patrol helicopters that fly overhead.

We have military aircraft doing touch and go scenarios from the Bisbee-Douglas International Airport overhead, both day and night. These are training missions and are usually conducted a few times a month at least.

We also have crop dusters that fly ridiculously low over my property as well.

Plus the flights in and out of the other airports that I listed above that have an impact on the skies in this area.

As you can see, the peace and tranquility of our skies in this beautiful valley already have some serious impact from aircraft, as do I and my neighbors.

A few years back we had a military fighter jet crash about 7 miles from my property in which the pilot was killed.

I find it concerning that should you construct yet another airfield so close to these existing airfields, landing strips, airports, etc. that there will be even more air traffic congesting the airspace around my property and my neighbors property and that the impact for me and my neighbors, in regard to more noise pollution, will disrupt our daily lives even more so that it already is disrupted by air traffic. In addition to being in the landing and take off paths.

Comments:

In looking on the Cochise County GIS website, I see the Lee Road Property runs south from Lee Road down to about Bagby Road, which is to the west of the south end of the Lee Road property. Bagby Road is less than a 10th of a mile from my property. If the south end of the Lee Road property is the beginning of the landing strip running north, then the airfield would be very close (around 1/10th of a mile) to my property and I would be in the landing and take off path. Plus, I and my neighbors would have to deal with the noise of the aircraft(s).

Please consider the impact that constructing yet another airfield, landing strip, or airport would have on those of us who live so close to your proposed project and in the path of your landings and take offs.

To give you a better view, I am attaching a diagram of the proximity of my property to your proposed project.

Respectfully,

Rickie O. Pauley

Re: proposed landing strip

marshal bickert <mbickert@live.com>

Mon 4/22/2019 1:25 AM

To: topdogac@yahoo.com <topdogac@yahoo.com>

Bcc: iamjenb <iamjenb@gmail.com>

Ms. Clark,

Thank you for your reply. I'm not sure it will do much to alleviate your concerns, but I want to make sure you understand the location and direction of the proposed landing strip. The landing strip would be on the eastern edge of our property and would run north and south. The areas to the southeast and northeast of our property are free of homes and would be the approach/ departure paths thus preventing over flying any residences.

Thanks again,

Marshal and Jennifer

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: topdogac@yahoo.com

Date: 4/22/19 12:59 AM (GMT-05:00)

To: marshal bickert <mbickert@live.com>

Subject: Re: proposed landing strip

Thank you for your reply. I don't know much about planes but the little I know says the landing strip should be with the prevailing winds. Your proposed strip runs east and west not with the prevailing winds. My place is about 1/4 mile from your proposed landing strip. I raise show dogs and miniature horses I fail to see where landing planes and flying over my property is in the best interest of me or my neighbors. If we wanted to live next to a runway we would have bought property by an airport. I am not in favor of this zoning change.

Sent from my LG Mobile

----- Original message-----

From: marshal bickert

Date: Sun, Apr 21, 2019 12:54 PM

To: anita clark;

Cc:

Subject:Re: proposed landing strip

Good Afternoon Ms. Clark,

Thank you for the follow up to our letter. We currently own a single engine 1953 Beechcraft Bonanza C35. However, we will likely own other small aircraft over the years such as Piper PA-20 Pacers, Cessna 180s, or Boeing Stearman Model 75 Biplanes. We are planning to clear an area on the property for a dirt landing strip for personal use. Eventually, we will build a hangar and a house on the property which

will become our permanent residence. Occasionally, we might have friends/relatives fly out to visit who may use the landing strip. However, it will be almost exclusively used by us for our own small, general aviation aircraft. The amount of usage will vary. Over the next couple years, we might only use it a couple times a year. Once we move to the area, it might be used a couple times a day one day and then none the next. There will be no lighting so usage will be during daytime hours only. We are sensitive to the impact we may have on our neighbors. Any routine training activities such as touch-and-goes or practice will be conducted at FAA designated general aviation airport facilities.

Please let us know if you have any follow up questions or concerns.
Thanksfor your time!

Marshal and Jennifer Bickert

From: anita clark >
Sent: Monday, April 1, 2019 7:12 PM
To: mbickert@live.com
Subject: proposed landing strip

I have a few questions.
What kind of plane, make, model, year
How often would it be taking off and landing
Would other planes be taking off and landing on this strip if so what size and how often.

Anita Clark
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