

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, APRIL 14, 2021

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, APRIL 14, 2021 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Wayne Gregan, Chairman; Kim DePew, Member; Nathan Watkins, Member; Patrick Greene, Vice Chairman; Gary Brauchla, Member; Nancy Welch, Member; Gerry Gonzalez, Member; Robert Montgomery, Member

Absent: Jim Martzke, Member

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

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 Member Nathan Watkins, Second by Member Gerry Gonzalez

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.

No Members of the Public requested to speak.

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 May 12, 2021.

Motion by Member Nathan Watkins, Second by Vice Chairman Patrick Greene

A motion was made to remove the item from the table.

Vote: 8 - 0 Approved

Motion by Member Nathan Watkins, Second by Member Gerry Gonzalez

A motion was made to continue the item one final time to the May 12, 2021 to allow the appeal process to proceed on the Applicant's other application.

Vote: 5 - 3 Approved

NO: Chairman Wayne Gregan
Vice Chairman Patrick Greene
Member Gerry Gonzalez

PUBLIC HEARING

1. Docket RZ21-01 (Holland) 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 which is preserved in the file.

The Applicant, Mr. Jerret Holland addressed the Planing Commission.

Motion by Vice Chairman Patrick Greene, Second by Member Kim DePew

Vote: 8 - 0 Approved

2. Docket RZ21-04 (Lounsbury) - The Applicant requests a Rezoning from R-36 (one dwelling per 36,000 square feet) to RU-2 (one dwelling per two acres) on approximately 59 acres.

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

The Applicant, Mr. Lounsbury addressed the Commission.

Motion by Member Nathan Watkins, Second by Vice Chairman Patrick Greene

Vote: 8 - 0 Approved

3. Docket SU21-06 (Green Desert Patient Center) — A Special Use Authorization request for modification/expansion of its approved medical marijuana cultivation, storage, and infusion facility.

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

The Applicants addressed the Commission.

Motion by Vice Chairman Patrick Greene, Second by Member Nathan Watkins

Vote: 8 - 0 Approved

4. Docket SU21-08 (MC Swap Meet) - The Applicant requests Special Use Authorization to operate a swap meet on a 1.3-acre parcel.

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

The Applicants addressed the Commission.

Motion by Member Kim DePew, Second by Member Robert Montgomery

Vote: 8 - 0 Approved

Vote: 8 - 0 Approved

5. Docket SU-21-09 (Welty Trucking) - The Applicant requests a Special Use Authorization to approve the construction of accessory facilities/structures to support a small trucking business

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

The Applicant, addressed the Commission.

Motion by Member Gary Brauchla, Second by Member Nathan Watkins

Vote: 8 - 0 Approved

6. Docket R-21-01 — A proposed amendment to the Cochise County Zoning Regulations to regulate the production, processing, retail sale, and testing of recreational marijuana.

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

Motion by Member Nathan Watkins, Second by Vice Chairman Patrick Greene

Vote: 7 - 1 Approved

NO: Chairman 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 Gregan adjourned the meeting at 6:25 p.m.

APPROVED:

Wayne Gregan, Chairman

ATTEST:

Daniel Coxworth, Development Services Director