

# DRAFT

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

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, NOVEMBER 10, 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; Jim Martzke, Member; Nancy Welch, Member; Gerry Gonzalez, Member; Robert Montgomery, Member

Absent: Gary Brauchla, Member

Staff Present: Daniel Coxworth, Development Services Director  
Christine McLachlan, Planner II  
Robert Kirschmann, Planner II

Chairman Greene called the meeting to order at 4:08 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

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### 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 Gerry Gonzalez

**Vote:** 8 - 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.

## **PUBLIC HEARING**

1. Docket SU21-24 (Auto Ace Garage) The Applicant, Neal Bryon, requests a Special Use Authorization to legitimize Auto Repair Services, light, not to exceed 2,500 square feet of floor area.

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

Motion by Member Jim Martzke, Second by Member Robert Montgomery

**Vote:** 8 - 0 Approved

2. Docket RZ21-14(Redwing) A request for a rezoning from RU-4 (Rural, one dwelling per 4 acres) to RU-2 (Rural, one dwelling per 2 acres).

Motion by Vice Chairman Patrick Greene, Second by Member Robert Montgomery

**Vote:** 6 - 2 Approved

NO: Vice Chairman Patrick Greene  
Member Nancy Welch

3. Docket RZ21-15 (Hurtado) A request for a rezoning from SR-12 (Single-Household Residential, one dwelling per 12,000 square feet) to RU-4 (Rural, one dwelling per 4 acres).

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

Motion by Member Kim DePew, Second by Member Gerry Gonzalez

**Vote:** 7 - 0 Approved

4. Docket R-21-03 is a proposed amendment to Articles 17, 18, and 22 of the Cochise County Zoning Regulations. The changes proposed are associated with water conservation and the Building Code update to the 2015 version.

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

Motion by Member Gerry Gonzalez, Second by Member Jim Martzke

**Vote:** 8 - 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 5:23 p.m.

APPROVED:

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Wayne Gregan, Chairman

ATTEST:

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Daniel Coxworth, Development Services Director