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PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, MARCH 9, 2022

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MARCH 9, 2022 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; Jim Martzke, Member; Gerry Gonzalez, Member; Robert Montgomery, Member; Larry Saunders, Member

Absent: Nathan Watkins, Member; Patrick Greene, Vice Chairman; Nancy Welch, Member

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

Attendees: Andrew Wolfe, Applicant
Gilbert Choquette, Citizen
Maethia Choquette, Citizen
Trina Hohenstein, Citizen
Jon Hohenstein, Citizen
Cheryl Barbett, Citizen
Diane James, Citizen
Gary James, Citizen
Judy James, Citizen
Angie Villareal, Citizen
Bob Prudler, Citizen
Janene Prudler, Citizen
Prescot Brigham, Applicant

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

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 RZ22-01 (Ute) The applicant requests a rezoning from RU-2 (Rural, one dwelling per 2 acres) to RU-4 (Rural, one dwelling per 4 acres).

   The Applicant was unable to attend the meeting due to a work conflict. The applicant requested the item still be heard. Chairman Gregan put a motion before the Commission on whether to proceed with the item and the Commission voted unanimously to move forward.

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

   Motion by Member Jim Martzke, Second by Member Robert Montgomery

   Vote: 6 - 0 Approved

2. SU22-02 (Clovis) A Special Use Authorization to approve a bit coin mining business.

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

   Motion by Member Jim Martzke, Second by Member Robert Montgomery

   Vote: 6 - 0 Approved

3. Docket SU 22-04 (Chiricahua Sky Village): The applicant, Chiricahua Sky Village represented by Christopher Smythies, requests a Special Use Authorization to construct an amateur astronomer campground on a 36.13-acre undeveloped parcel of land in Pearce, Arizona. The proposed development, parcel 401-60-009D, is located 10 miles west of the Coronado National Forest, approximately 0.4 miles south of Highway 181 and 0.3 miles east of Clovis Road.

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

   Motion by Member Jim Martzke, Second by Member Kim DePew

   Vote: 6 - 0 Approved

4. Docket SU 22-05 (Rasch Contract Construction): The applicant, Kevin Rasch, requests a Special Use Authorization to repair and store heavy equipment on two unincorporated parcels of land north of Benson, Arizona. The location is 2248 N Ocotillo Road, Benson, AZ, on Parcels 208-29-009H and 208-29-009F, which are 8.27-acres in combined total with RU-4 zoning.

   The Applicant was not present and the Commission voted unanimously to table the item until the April 13, 2022 Planning Commision.

   Motion by Member Larry Saunders, Second by Member Jim Martzke

   Vote: 6 - 0 Approved

5. Docket CPA 22-01 (Commercial Port): An amendment to the land use growth area category and designation on forty-five (45) subject parcels that are generally located west of the City of Douglas boundaries between mileposts 359 and 363 along Highway 80 (east-west) and between Highway 80 and the international border (north-south).

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

   Motion by Member Gerry Gonzalez, Second by Member Larry Saunders

   Vote: 6 - 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 5:26 p.m.

APPROVED:

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Wayne Gregan, Chairman

ATTEST:

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Daniel Coxworth, Development Services Director