

# DRAFT

## PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, APRIL 13, 2022

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, APRIL 13, 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; Nathan Watkins, Member; Jim Martzke, Member; Nancy Welch, Member; Gerry Gonzalez, Member; Larry Saunders, Member

Absent: Patrick Greene, Vice Chairman; Robert Montgomery, Member

Staff Present: Sharon Gilman, Deputy County Administrator  
Daniel Coxworth, Development Services Director  
Timothy Mattix, Clerk of the Board  
Christine McLachlan, Planner II

Attendees: Kimberly Bianco, Applicant  
April Stoner, Citizen  
Robert Stoner, Citizen  
Cherry White, Citizen  
Kevin Rasch, Applicant  
Craig Boudle, Applicant  
Susanne Chieppa, 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**

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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:** 5 - 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.

## **WORK SESSION ON COMMERCIAL PORT OF ENTRY NEAR DOUGLAS.**

**Ms. Sharon Gilman provided information on the Commercial Port of Entry and answered Commission questions.**

## **PUBLIC HEARING**

1. 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.

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

Motion by Member Nathan Watkins, Second by Member Gerry Gonzalez

**Vote:** 5 - 2 Approved

NO: Chairman Wayne Gregan  
Member Jim Martzke

2. Docket RZ22-02 (Easy) The applicant requests a rezoning from R-36 (Residential, one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per 4 acres).

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

Motion by Member Jim Martzke, Second by Member Nathan Watkins

**Vote:** 7 - 0 Approved

3. Docket RZ22-03(Bianco)The applicant requests a rezoning from R-36 (Residential one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per 4 acres).

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

Motion by Member Larry Saunders, Second by Member Kim DePew

**Vote:** 7 - 0 Approved

4. Docket SU22-07 (Piette) A request for Special Use Authorization to approve an approximately 1,050 square foot building and associated improvements for the boarding of cats and dogs (707.15 Animal Husbandry Services).

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

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

**Vote:** 1 - 6 Disapproved

AYE: Member Larry Saunders

5. Docket SU22-08 (Ingram) SU Mod A Special Use Modification (SU15-25A) to relocate the development outside of the Flood Zone.

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

Motion by Member Nathan Watkins, Second by Member Jim Martzke

**Vote:** 6 - 1 Approved

NO: Member Nancy Welch

## **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 5:40 p.m.

APPROVED:

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Wayne Gregan, Chairman

ATTEST:

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Daniel Coxworth, Development Services Director