

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, MAY 11, 2022

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MAY 11, 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; Robert Montgomery, Member; Larry Saunders, Member

Staff Present: 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).

Election of Vice Chairman

Motion by Member Kim DePew, Second by Member Nathan Watkins

A motion was made and confirmed appointing Mr. Saunders to Vice Chairman.

Vote: 8 - 0 Approved

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Nathan Watkins, 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 RZ22-04 (Jack) Rezone parcel 106-15-021P, 8 acres from R-36 (Residential; one dwelling per 36,000 square feet) to RU-4 (Rural; one per four acres).

Mr. Kirschmann presented a staff report that is preserved in the files.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 8 - 0 Approved

2. Docket RZ22-05 (Varnum) 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 Jim Martzke, Second by Member Nathan Watkins

Vote: 8 - 0 Approved

3. Docket RZ22-06 (Quinn) 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 preserve in the files.

Motion by Member Kim DePew, Second by Member Gerry Gonzalez

Vote: 8 - 0 Approved

4. DocketRZ22-07 (Flynn) The applicant requests a rezoning from R-18 (Residential one dwelling per 18,000 square feet) to RU-4 (Rural, one dwelling per 4 acres).

Due to a conflict Vice Chairman Sauders recused himself from the item.

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

Motion by Member Nathan Watkins, Second by Member Jim Martzke

Vote: 7 - 0 Approved

5. Docket RZ22-08 (Highway 83) The applicant requests a rezoning from RU-4 (Rural, one dwelling per four acres) to RU-2 (Rural, one dwelling per 2 acres).

The Applicant requested and the Commission approved continuing the Docket to the June 8, 2022 Planning Commission Meeting.

Motion by Member Nathan Watkins, Second by Member Kim DePew

Vote: 8 - 0 Approved

6. Docket SU22-08 (Frontier) A Special Use Authorization to approve a phased eco-friendly destination to teach about soil health, water retention, agroforestry, and similar topics.

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

Michael Gregory spoke in favor of the request.

John and Heidi Stamp did not speak in favor or against but raised concerns regarding the road.

Jaime Chaney spoke in opposition to the request.

Douglas Roberts spoke in Opposition

Bruce Cameron spoke in favor of the request.

The vote was 4-4, which triggers a re-hearing at the June 8, 2022 Planning and Zoning Commission meeting.

Motion by Member Nathan Watkins, Second by Member Robert Montgomery

Vote: 4 - 4 Disapproved

AYE: Member Nathan Watkins

Member Jim Martzke

Member Gerry Gonzalez

Member Robert Montgomery

NO: Chairman Wayne Gregan

Member Kim DePew

Member Larry Saunders

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 5:49 p.m.

APPROVED:

Wayne Gregan, Chairman

ATTEST:

Daniel Coxworth, Development Services Director