

# DRAFT

## PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, DECEMBER 14, 2022

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, DECEMBER 14, 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; Albert Young, Member; Robert Montgomery, Member; Larry Saunders, Vice Chairman

Absent: Nancy Welch, Member; Gerry Gonzalez, Member

Staff Present: Daniel Coxworth, Development Services Director  
Paul Correa, 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

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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

Member Watkins and Martzke abstained.

Motion by Vice Chairman Larry Saunders, Second by Member Robert Montgomery

**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.

**PUBLIC HEARING**

1. Docket SU22-24 (War Performance) a request for Special Use Authorization to operate a small engine repair service business on 4.13-acres of land in Hereford, Arizona.

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

Mr. James Moffit, applicant spoke in reference to the Application.  
Mr. Mike Munroe spoke in opposition to the request.  
Ms. LouAnn Fizzell spoke in opposition to the request.  
Mr. Robert Gripping spoke in opposition to the request.  
Ms. Melissa Hurley spoke in opposition to the request.  
Mr. Kevin Quint spoke in opposition to the request.  
Mr. Clarence Hurley spoke in opposition to the request.  
Ms. Debra Chattum spoke in opposition to the request.

Motion by Member Jim Martzke, Second by Member Kim DePew

**Vote:** 1 - 6 Disapproved

AYE: Member Kim DePew

2. Docket R22-03 (Wind Energy Power Plants) A staff-initiated amendment to the Cochise County Zoning Regulations Article 18, Site Development Standards.

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

Motion by Member Kim DePew, Second by Member Nathan Watkins

**Vote:** 7 - 0 Approved

3. Docket R22-04 (Solar Energy Power Plant) A staff-initiated amendment to the Cochise County Zoning Regulations Article 18, Site Development Standards.

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

Motion by Member Nathan Watkins, Second by Member Robert Montgomery

**Vote:** 7 - 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