

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, FEBRUARY 8, 2023**

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, FEBRUARY 8, 2023 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Nathan Watkins, Member; Jim Martzke, Member; Gerry Gonzalez, Member; Albert Young, Member; Robert Montgomery, Vice Chair; Robert Limbach, Member

Absent: Nancy Welch, Member; Larry Saunders, Member

Staff Present: Christine McLachlan, Planner II
Susan Bronson, Planner I
Paul Correa, Deputy County Attorney

Attendees: Jim Corneille, Applicant
Vicki Corneille, Applicant
Shawn Campbell, Citizen
Glenn Renell, Citizen
Gail Renell, Citizen
Patrick Gleason-Moore, Citizen
Tom Messier, Applicant
Brandon Collins, Applicant
Anna Collins, Applicant
Bruce Hamberger, Applicant
Diane Hamberger, Applicant
Joshua Schaa, Applicant
Loretta Goeglein, Citizen
Brian Goeglein, Citizen
Rita Miller, Citizen
Niles Miller, Citizen
Judy Martinez, Citizen
Laurel Goeglein, Citizen
Barbara Sparks, Citizen
Trina Macphail Sirota, Citizen
Nathan Strait, Citizen
Steven Breitegrs, Citizen
Ron Sirota, Applicant
Nicole Lyon, Citizen
Angel Makareilz, Citizen
Robert Gendler, Citizen (online)
Cindy Mess, Citizen (online)
Renee Kitko, Citizen (online)
Robert Gendler, Citizen (online)

Becky Basset, Applicant

Chair DePew 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

Election of Vice Chair

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

A motion to remove the item from the Table was approved.

Vote: 7 - 0 Approved

Motion by Vice Chair Robert Montgomery, Second by Member Nathan Watkins
Mr. Montgomery volunteered to be Vice Chair. Mr. Watkins seconded.

Vote: 7 - 0 Approved

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 No changes were requested.

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.

No Members of the public wished to speak.

PUBLIC HEARING

1. Docket SU22-27(191 Potato Farm) The Applicant, PGH Holdco LLC, represented by Mr. Jim Corneillie is requesting a Special Use Modification to allow a phased addition of approximately 150,000 square feet.

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

Mr. Jim Corneillie, Applicant spoke to the request.

No Members of the public wished to speak to the request.

Motion by Member Jim Martzke, Second by Member Nathan Watkins

Vote: 7 - 0 Approved

2. Docket SU22-31(Natoma Plant Nursery); the Applicant requests a Special Use Authorization for a commercial plant nursery in an RU-4 Zoning District.

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

Mr. Brendon Collins, Applicant spoke to the request.

No Members of the public requested to speak.

Motion by Member Nathan Watkins, Second by Member Gerry Gonzalez

Vote: 7 - 0 Approved

3. Docket SU22-33 (RV Park Expansion) A Special Use Modification to allow a phased expansion of an existing six (6) space recreational vehicle(RV) park.

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

Ms. Becky Basset, Applicant, spoke to the request.

Mr. Patrick Gleason-Moore spoke in opposition to the request.

Ms. Shawn Campbell spoke in opposition to the request.

Mr. Glenn Renell spoke in opposition to the request.

Mr. Robert Gendler spoke in opposition to the request.

Motion by Member Nathan Watkins, Second by Member Jim Martzke A substitute motion was made to eliminate to condition of approval number #5.

Vote: 6 - 1 Approved

NO: Member Robert Limbach

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

The Planning Commission approved the item as modified, eliminating condition #5.

Vote: 5 - 2 Approved

NO: Member Robert Limbach
Member Albert Young

4. Docket SU22-34 (181 Solar) A Special Use Authorization to approve construction of a contract construction services business.

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

Mr. Joshua Schaa, Applicant, spoke to the request.

No members of the public requested to speak.

Motion by Member Nathan Watkins, Second by Member Robert Limbach

Vote: 7 - 0 Approved

5. Docket SU 23-01 (Omphalos Wine Tasting) An applicant initiated Special Use Authorization Request to lawfully establish an off-site winery tasting room and agricultural processing with less than a 300-foot minimum setback on a rural zoned parcel.

Ms. Christine McLachlan presented a PowerPoint presentation preserved in the files.

The Applicant, Mr. Thomas Messiere spoke to the request.

No members of the public requested to speak on the request.

Motion by Member Nathan Watkins, Second by Member Jim Martzke

Vote: 7 - 0 Approved

6. Docket SU 23-02 (Sirota Guest Lodging) An applicant initiated Special Use Authorization request to lawfully establish guest lodging on a rural zoned parcel.

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

Mr. Ron Sirota, Applicant spoke to the request.

Mr. Steven Breitengr spoke in opposition to the request.

Mr. Niles Miller spoke in opposition to the request.

Ms. Loretta Goeglein spoke in opposition to the request.

Ms. Laurel Goeglein spoke in opposition to the request.

Mr. Nathan Strait spoke in opposition to the request.

Ms. Kelly Berger spoke in opposition to the request.

Mary Brightengross spoke in opposition to the request.

Mr. Jonathan Wall spoke in opposition to the request.

Motion by Member Gerry Gonzalez, Second by Member Robert Limbach

Vote: 2 - 4 Disapproved

AYE: Member Albert Young
Member Gerry Gonzalez

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chair DePew adjourned the meeting at 7:09 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Daniel Coxworth, Development Services Director