

# DRAFT

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

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MARCH 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; Nancy Welch, Member; Gerry Gonzalez, Member; Albert Young, Member; Robert Limbach, Member; Robert Montgomery, Vice Chair; Larry Saunders, Member

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

Attendees:

David Scott, Applicant  
Chris Rush, Applicant  
Beth Rush, Applicant  
Caleb Malboeuf, Applicant  
Kevin Blackburn, Applicant (online)  
Alan Thomas, Citizen  
Zach Smith, Citizen  
Rusty and Jayna Ulm, Citizen(online)  
Willie and Cindy Navaro, Citizen (online)

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**

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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  
Commissioner Saunders abstained.

**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 RZ23-01 (Treasure) - The applicant requests a rezoning from SR-22 (Single Residential one dwelling per 22,000 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

2. Docket RZ23-02 and CPA 23-01 (Patton) The Applicant, Caleb Malboeuf, is requesting a rezoning from R-18 (Residential, one dwelling per 18,000 square feet) to GB (General Business).

A Comprehensive Plan Amendment is included because the area designated as C-Neighborhood Conservation. This designation does not allow zoning for General Business. The Applicant is requesting to change the Neighborhood Conservation to Developing on the parcel.

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

Motion by Member Nathan Watkins, Second by Member Robert Limbach

Member Watkins made a motion to recommend approval of CPA23-01 to the Board of Supervisors and Member Limbach seconded.

**Vote:** 8 - 0 Approved

Motion by Member Robert Limbach, Second by Member Jim Martzke

Member Limbach made a motion to recommend approval of the rezoning request to the Board of Supervisors and Member Martzke seconded.

**Vote:** 8 - 0 Approved

3. Docket SU23-03(Contract Construction) A Special Use Authorization request for a Contract Construction Services business in an R-36 Zoning District.

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

Motion by Member Jim Martzke, Second by Member Larry Saunders

**Vote:** 8 - 0 Approved

4. Docket SU 23-04 (Whittaker Small Engine Repair) - An applicant initiated Special Use Authorization request to lawfully establish a small engine repair business on a rural zoned parcel.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

This item was continued to the June 14, 2023 to allow the Applicant to address Code Enforcement Action.

**Vote:** 8 - 0 Approved

5. Docket SU 23-05 (Kaibab Manufacturing) - An applicant initiated Special Use Authorization Request to lawfully establish a manufacturing business in a structure not to exceed 5,000 SF on a rural zoned parcel.

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

Motion by Member Robert Limbach, Second by Member Jim Martzke

**Vote:** 8 - 0 Approved

6. Docket SU23-06 (Scott Hip Camp) A request for a Special Use Authorization to establish a campground (Guest lodging).

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

Motion by Vice Chair Robert Montgomery, Second by Member Robert Limbach

**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**

Chair DePew adjourned the meeting at 5:33 p.m.

APPROVED:

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Kim DePew, Chair

ATTEST:

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Daniel Coxworth, Development Services Director