

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, APRIL 12, 2023

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, APRIL 12, 2023 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Nathan Watkins, Member; Jim Martzke, Member; Nancy Welch, Member; Gerry Gonzalez, Member; Albert Young, Member; Robert Limbach, Member; Robert Montgomery, Acting Chair; Larry Saunders, Member

Absent: Kim DePew, Chair

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

Attendees:

Acting Chair Montgomery 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).

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Nathan Watkins, Second by Member Gerry Gonzalez

Vote: 7 - 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 requested to speak.

PUBLIC HEARING

1. Dockets MDP22-01 and RZ23-05(Old Stewart Road) A request for a Master Development Plan and Rezoning to allow a retail and entertainment complex north-east of Wilcox.

The Applicant and Staff is requesting the item be continued until the May 10, 2023 Planning and Zoning Commission to allow the Applicant time to address staff concerns.

Motion by Member Jim Martzke, Second by Member Nathan Watkins

Vote: 8 - 0 Approved

2. Docket RZ23-03 (Terry Diversified) Request to rezone parcel 302-11-032A and 032B from R-36 to GB (General Business). The current and proposed use of the property is an auto impound/storage lot.

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

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 8 - 0 Approved

3. Docket RZ23-04 (Landwerlen) The applicant requests a rezoning from SR-43 (Single Residential one dwelling per 43,000 square feet) to RU-4 (Rural, one dwelling per 4 acres).

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

Motion by Member Robert Limbach, Second by Member Jim Martzke

Vote: 8 - 0 Approved

4. Docket SU23-07 (AEPCO) Special Use Authorization request for two additional natural gas turbines with two 85-foot' in height at the Apache Power Plant, Cochise, Arizona.

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

Motion by Member Nathan Watkins, Second by Member Jim Martzke

Vote: 8 - 0 Approved

5. Docket SU23-08 (Slaughterhouse) A Special Use Authorization to expand an existing meat packing business to include an onsite slaughterhouse.

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

Motion by Member Gerry Gonzalez, Second by Member Albert Young

Vote: 8 - 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

Acting Chair Montgomery adjourned the meeting at 4:43 p.m.

APPROVED:

Robert Montgomery, Acting Chair

ATTEST:

Daniel Coxworth, Development Services Director