

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, MAY 10, 2023

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MAY 10, 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; Albert Young, Member; Randall Limbach, Member; Robert Montgomery, Vice Chair; Larry Saunders, Member

Absent: Nancy Welch, Member; Gerry Gonzalez, Member

Staff Present: Daniel Coxworth, Development Services Director
Christine McLachlan, Planning Division Manager
Paul Correa, Deputy County Attorney
Robert Kirschmann, Planner II

Attendees: John Permenter, Citizen
Flos D Fields, Citizen
Richard Meyer, Citizen
Seth Wilson, Applicant (online)
Anthony Peters, Applicant
Jose Flores Zanbrano, Applicant
Sara Born, Applicant
Scott Leech, Applicant
Stephen Stockdale, Citizen
Brandon Fields, Citizen
Rachael Taylor, Applicant
Adam Davis, 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

ROLL CALL (Introduce Commission members and explain quorum and requirements for taking legal action).

Member Montgomery arrived at 4:15PM.

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Larry Saunders, Second by Member Nathan Watkins

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.

There were no members of the public wishing to speak on any items not on the agenda.

OLD BUSINESS

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.

Staff is requesting the item be continued to a future meeting to allow the Applicant time to address staff concerns.

Motion by Member Jim Martzke, Second by Member Randall Limbach

Vote: 6 - 0 Approved

PUBLIC HEARING

1. Docket RZ23-06 (Dill) 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 file.

The Applicant, Mr. Seth Wilson spoke to the request.

Motion by Member Jim Martzke, Second by Member Randall Limbach

Vote: 6 - 0 Approved

2. Docket RZ23-07 (Peters) Rezone 29 acres from R-36 (Residential, minimum 36,000 square feet) to RU-2 (Rural, minimum two acres). Parcel 202-37-023A is located at 731 N. Taylor Road, Willcox.

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

Mr. Anthony Peters, Applicant spoke to the request.

Motion by Member Nathan Watkins, Second by Member Jim Martzke

Vote: 6 - 0 Approved

3. Docket SU 23-09 (Buffalo Contract Construction) - An applicant initiated Special Use Authorization Request to lawfully establish a contract construction business on a rural zoned parcel.

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

The Applicant, Mr. Jose Flores Zanbrano spoke to the request.

Motion by Member Jim Martzke, Second by Member Larry Saunders

Vote: 7 - 0 Approved

4. Docket SU 23-11 (Winchester Solar) - An applicant initiated Special Use Authorization Request to construct, operate, and maintain a proposed Solar Energy Power Plant and Battery Energy Storage System (BESS) Project on 3,584-acres of land.

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

The Applicant Ms. Sara Born and Scott Leech, Applicants spoke to the request.

Mr. Stockdale spoke in opposition to the request.

Mr. Meyers spoke in opposition to the request.

Mr. and Mrs. Fields spoke in opposition to the request.

Motion by Member Jim Martzke, Second by Vice Chair Robert Montgomery

Vote: 6 - 1 Approved

NO: Member Randall Limbach

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 5:46 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Daniel Coxworth, Development Services Director