

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, SEPTEMBER 13, 2023

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, SEPTEMBER 13, 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; Randall Limbach, Member; Robert Montgomery, Vice Chair; Larry Saunders, Member

Absent: Albert Young, Member

Staff Present: Christine McLachlan, Planning Division Manager
Dan Coxworth, Development Services Director

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).

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 one present or online requested to participate in the call to the public

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Nathan Watkins, Second by Member Larry Saunders

Vote: 8 - 0 Approved

PUBLIC HEARING

1. RZ23-17, request by Renee Farkas to rezone a four-acre parcel located in Babocomari, APN 106-15-091D, from R-36 (Residential, minimum lot size 36,000 to RU-4 (Rural, minimum lot size four acres).

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 8 - 0 Approved

Case planner Coxworth provided a presentation. The presentation, memo, public input summary, and application are included in the record. The applicant was not present. No one from the public requested to speak regarding the item. Staff recommended the commission provide a recommendation of approval to the board of supervisors. No conditions were recommended.

Vote: 8 - 0 Approved

2. SU 23-22, An applicant-initiated special use authorization request to legitimize an animal husbandry business in a rural zoning district

Case planner McLachlan provided a presentation, which included conditions of approval. The presentation, memo, conditions of approval, public input summary, and application are included in the record. Staff recommended conditional approval. The applicant was present and spoke on behalf of her request.

Motion by Vice Chair Robert Montgomery, Second by Member Gerry Gonzalez
Commission discussion: Vice Chair Montgomery appreciated the applicant's efforts to proactively respond to neighbor concern, he also related a experience with a barking dog animal control experience, Member Gonzalez asked the applicant about how her training methods and client selection, Member Martzke commented on the unusually high number of supporters for the item, Member Saunders complimented the good behavior of the service dogs present at the meeting, Chair DePew complimented the business but reminded the applicant that it was the duty of the commission to decide whether the business was appropriate for the specific location and whether it was a benefit to all residents, Member Watkins was also concerned whether this was an appropriate location. He questioned whether the applicant had the financial means to move from their current location, if the application were denied. Member Limbach complimented the applicant on her services provided. He asked for clarification about past animal control calls to the property. (An animal control officer present spoke provided additional testimony on the applicant's behalf). Vice Chair Montgomery mentioned the County had a noise control ordinance and he believed aggrieved neighbors could call the sheriff's office. Member Limbach suggested the commission consider an additional condition requiring insulation within the metal buildings to insulate noise. Vice Chair Montgomery proposed that the motion should not be modified by additional conditions and made a motion to approve the special use with the conditions of approval recommended by staff.

Public Hearing: The following speakers addressed the commission during the public hearing: Tom Fair (support of request), Mark Schmitt (support of request), Davis Moyer (support of request), Augusta Arnold (support of request), Ursula Richie (support of request), Jackie Lippincott (support of request), Gwendolyn McCabe (support of request), Miriam Bear (support of request), Michael Francis (support of request), Rosette Land (support of request), Ian Williamson (support of request), Amber Linendoll (support of request), Gary Stricker (in opposition of the request), Moonshot representative (support of request), Anna LeeEickenbrock (support of request), Julie Grimes (support of request), Erica Reed (support of request), Gail Eaton (support of request), Natalie Sanchez (support of request), Collen Nuberg (support of request), Scott Butler (support of request), Leslie Bryant (support of request), Marla O'Howard (support of request), Mike Nor (support of request), William Horton (support of request), Christopher Almond (support of request)

Vote: 7 - 1 Approved

NO: Chair Kim DePew

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 6:25 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Daniel Coxworth, Development Services Director