

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, NOVEMBER 12, 2025**

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, NOVEMBER 12, 2025, at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Randall Limbach, Member; Nathan Watkins, Member; Gerry Gonzalez, Member; Jim Martzke, Member; Larry Saunders, Member; Pati Fickett, Member

Absent: Robert Montgomery, Vice Chair; Frank Ambriz, Member

Staff Present: Matthew Taylor, Planning Manager
Christine McLachlan, Development Services Director
Sharon Larsala, Planner I
Bert Whitehead, Civil Deputy County Attorney

Attendees: Joseph Monks, Applicant (SU25-28)

Chair DePew called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE, ROLL CALL, AND INTRODUCTION

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 7 - 0 Approved

APPROVAL OF THE 2026 MEETING CALENDAR

Motion by Member Pati Fickett, Second by Member Jim Martzke

Vote: 7 - 0 Approved

CALL TO THE PUBLIC

No one spoke during call to the public.

PUBLIC HEARINGS

1. Docket SU25-26: An applicant-initiated Special Use Authorization request to allow the retail sales and on-site storage of shipping containers on a 4-acre parcel along Charleston Road near Tombstone (APN 609-05-004L).

Tabled by the Commission at the October 8, 2025, meeting. The Commission must first make a motion, second, and vote to remove from the table.

Motion by Member Gerry Gonzalez, Second by Member Larry Saunders Member Saunders first motioned to remove Item 1 from the table. Second by Member Martzke. Approved 8-0.

Withdrawn by applicant prior to the meeting. Accept withdrawal and remove from the agenda.

Vote: 7 - 0 Approved

2. Docket SU25-28: An applicant-initiated Special Use Authorization request to allow agricultural processing with less than a 300' minimum setback at 3465 E. Fawn Ranch Road near Pearce (APN 114-01-073). The property totals about 40 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Randall Limbach, Second by Member Larry Saunders Case planner Taylor provided a presentation, which is preserved in the files. Joseph Monks, applicant, provided a statement.

Chair DePew opened the public hearing. No one spoke during the public hearing. Chair DePew closed the public hearing.

Commission Discussion: Chair DePew asked whether the applicant was residing onsite, noting that the home address listed on the application differs from that of the subject property. Mr. Monks explained that he resides part-time in Chandler, AZ with his wife while working and spends the remainder of his time in Cochise County managing the vineyard. Chair DePew then inquired about the projected public traffic for the winery's tasting room. Mr. Monks responded that traffic would be minimal, as visits to the winery would be by appointment only and a future tasting room would likely be located within the City of Willcox.

Case Planner Taylor stated that staff recommends approval with special conditions relative to types of agricultural processing and production.

Vote: 7 - 0 Approved

WORK SESSION

1. Comprehensive Plan Update

Director Christine McLachlan began discussing the Comprehensive Plan Update. Member Limbach questioned the land use chapter and asked whether it would be possible to include language requiring that sustainable or renewable energy and mining projects directly benefit the citizens of Cochise County. Director McLachlan responded that materials cannot be restricted in use, as doing so could violate interstate commerce laws, but the County can favor projects that benefit residents and should include corresponding language in the plan.

Chair DePew requested that the sentence stating there is no active railroad service be revised to include that an Amtrak line in Benson is currently active. Director McLachlan stated that it will be revised.

Member Limbach questioned whether the plan could include water-restrictive language, and Director McLachlan responded that such authority lies with the Arizona Department of Water Resources but noted the plan can support efforts promoting sustainable water use despite the county's limited regulatory power.

Member Limbach questioned whether transportation could be included as a major infrastructure project, noting its importance to the port of entry and the current inadequacy to support future growth. Director McLachlan stated that she would include that in the Comprehensive Plan.

Vote: 7 - 0 Approved

2. Public Notification

Planning Manager Taylor provided a summary of the public notification process for public hearing items, including comprehensive plan amendments, rezones, and special uses.

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 5:32p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director