

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING HELD ON  
Wednesday, DECEMBER 10, 2025**

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, DECEMBER 10, 2025, at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

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

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

Attendees: Kesean Coleman, Applicant (RZ25-15)  
Katherine Klump, Speaker (RZ25-15)  
Hoang Quon, Speaker (RZ25-15)  
Brittney Meyst, Applicant (RZ25-16)  
Mike Maerowitz, Applicant (RZ25-17)  
Gerardo Valdez, Speaker (RZ25-17)  
Debra Whitaker, Applicant (SU25-29)  
Jeb Schoonover, Speaker (SU25-29)  
Haley Coles, Speaker (SU25-29)  
Loren Flower, Speaker (SU25-29)

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

**PLEDGE OF ALLEGIANCE, ROLL CALL, AND INTRODUCTION**

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

**Vote:** 7 - 0 Approved

**CALL TO THE PUBLIC**

*Hoang Quon spoke during call to the public.*

**PUBLIC HEARINGS**

1. Docket RZ25-15: An applicant-initiated request to rezone APNs 203-16-007, 203-19-018A, 203-19-036C, 202-44-017, 202-86-002, and portions of 202-44-012 and 202-67-002 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The property totals about 995 acres and is generally located along Patte Road east of Willcox.

Motion by Member Nathan Watkins, Second by Vice Chair Robert Montgomery

Case planner Taylor provided a presentation, which is preserved in the files. Kesean Coleman, representative for Adapture Renewables Inc, applicant, provided a statement.

Chair DePew opened the public hearing. Katherine Klump spoke in favor. Hoang Quon spoke in opposition. Chair DePew closed the public hearing.

Mr. Coleman provided a rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Member Watkins stated the Commission's decision should focus on the rezoning itself and not the potential solar farm to be considered later under a special use application, adding that downzoning benefits the area. Member Limbach stated that rezoning parcels for solar energy makes the land permanently unsuitable for other uses, limits future options, impacts nearby residents, and provides no economic or employment benefits to Cochise County citizens. Member Gonzalez stated that the area supports a healthy wildlife corridor and that development would harm both the wildlife and future residents seeking mountain views. Member Fickett stated that the proposed rezoning is more practical for the area's existing land conditions.

Case Planner Taylor stated that staff recommends approval without special conditions.

**Vote:** 7 - 2 Approved

NO: Member Randall Limbach  
Member Gerry Gonzalez

2. Docket RZ25-16: An applicant-initiated request to rezone APN 404-02-303 from RU-2 (Rural District, one dwelling per 2 acres) to RU-4 (Rural District, one dwelling per 4 acres). The parcel totals 5 acres and is located on Moonbeam Drive in Desert Sky subdivision east of McNeal.

Motion by Member Gerry Gonzalez, Second by Member Randall Limbach

Case planner Taylor provided a presentation, which is preserved in the files. Brittney Meyst, applicant, provided a statement.

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

Ms. Meyst waived rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Member Limbach stated that to approve the rezoning a special condition requires the RV must be removed. Ms. Meyst stated the RV will be removed if it is a requirement of rezoning. Vice Chair Montgomery stated the vehicle may be historic and noted many RVs are used for storage in Cochise County, asking the applicant if the RV can be moved. Ms. Meyst said it could be moved and would be removed if required. Chair DePew asked Mr. Whitehead whether the code compliance issue was before the Commission and Mr. Whitehead replied no. Vice Chair Montgomery asked if a code compliance case was ongoing and case planner Taylor replied that the action was ongoing for a dilapidated RV. Director McLachlan added the RV was also in violation as there was no established principal use. Mr. Whitehead advised the Commission can vote to remove the condition from the rezoning. Vice Chair Montgomery suggested fencing the property could also be an option. Member Watkins stated that code violation is separate from the downzone and the special condition should be removed.

Case Planner Taylor stated that staff recommends approval with special conditions relative to removing an existing recreational vehicle on the property that constitutes a code violation.

Member Watkins motioned to remove the special condition recommended by Staff, Second by Member Gonzalez. Approved 9-0

**Vote:** 9 - 0 Approved

3. Docket RZ25-17: An applicant-initiated request to rezone APN 408-16-009E from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District). The parcel totals about 102.2 acres and is located at the northwest corner of State Route 80 and U.S. Highway 191 west of Douglas.

Motion by Member Randall Limbach, Second by Member Frank Ambriz

Case planner Taylor provided a presentation, which is preserved in the files. Mike Maerowitz, representative for Snell & Wilmer LLC, applicant, provided a statement.

Chair DePew opened the public hearing. Gerardo Valdez requested more information on possible environmental impacts of future development but did not speak in favor or opposition to the rezoning. Chair DePew closed the public hearing.

Mr. Maerowitz provided a brief response to concerns expressed by Mr. Valdez. Chair DePew closed the public hearing.

There was no Commission discussion.

Case Planner Taylor stated that staff recommends approval with special conditions relative to landscaping along adjacent residential lots in Calumet Addition subdivision.

**Vote:** 9 - 0 Approved

4. Docket SU25-29: An applicant-initiated Special Use Authorization request to allow a recreational vehicle park at 10477 N. Princess Palace Way near Elfrida (APN 403-58-001). The property totals about 38 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Larry Saunders, Second by Member Frank Ambriz

Case planner Taylor provided a presentation, which is preserved in the files. Debra Whitaker, applicant, provided a statement.

Chair DePew opened the public hearing. Jeb Schoonover spoke in opposition. Haley Coles spoke in opposition. Loren Flower spoke in opposition.

Ms. Whitaker provided a rebuttal. Chair DePew closed the public hearing.

Commission Discussion:

Member Limbach asked the applicant to clarify what she meant by the project being phased and about restrictions on generator use. Ms. Whitaker stated that she plans to focus on the road then install the septic system, solar panels, and arrange for hauled water to the park by truck. Ms. Whitaker added she wants to preserve the Mesquite trees. Ms. Whitaker added that she contacted RV sellers and they state solar panels were not feasible and that generators would have to be used. Member Limbach asked how quiet hours would be enforced and Ms. Whitaker stated she resides on the property and could have office staff in the future. Member Watkins suggested that the applicant check with ADEQ to determine if water provided in the proposed RV park will be considered a community water system. Vice Chair stated approval of the special use is permission to proceed with the applicant's plans to develop the RV park and requires compliance with State and local codes, noting the remoteness of the property.

Case Planner Taylor stated that staff recommends approval with special conditions relative to the number of spaces, road maintenance agreements and widening, quiet hours, park maintenance, perimeter open space, and vegetation.

**Vote:** 9 - 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 6:14 p.m.

APPROVED:

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Kim DePew, Chair

ATTEST:

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Christine McLachlan, Development Services Director