

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
FINAL MINUTES  
September 10, 2014  
REGULAR MEETING at 4:00 p.m.**

Following a joint Work Session with the Board of Supervisors, the regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chair Weissler at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Chair Weissler admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. She explained the time allotted to speakers when at the podium. She then explained the composition of the Commission, and indicated there was one Regulation Docket on the agenda. She explained the consequences of a potential tie vote and the process for approval and appeal.

**ROLL CALL**

Ms. Weissler noted the presence of a quorum and the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; eight Commissioners (Nathan Watkins, Jim Lynch, Carmen Miller, Tim Cervantes, Pat Edie, Jim Martzke, Gary Brauchla, and Liza Weissler) indicated their presence. Staff members present included Beverly Wilson, Planning Director; Peter Gardner, Planner I; Jesse Drake, Planner II; and Britt Hanson, Chief Civil Deputy County Attorney.

**APPROVAL OF THE MINUTES**

**Motion:** Approve the minutes of the August 13, 2014 meeting with addition of Mr. Martzke as present at the roll call. **Action:** Approve

**Moved by:** Mr. Martzke **Seconded by:** Mr. Watkins

**Vote:** Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 1)

**Yes:** Mr. Lynch, Mr. Watkins, Ms. Miller, Mr. Martzke, Ms. Edie, Mr. Cervantes, and Ms. Weissler **No:** 0 **Abstain:** Mr. Brauchla

**CALL TO THE PUBLIC:**

Mr. Jack Cook of Bisbee spoke of various matters.

**NEW BUSINESS**

**Item 1**

**PUBLIC HEARING Docket SU-14-10 (Whitewater Irrigation).** This Docket is a request for a Special Use authorization to construct a 150-foot high Communications Tower on a parcel located at milepost 30 on S. Highway 191, in Elfrida, AZ. The Applicant is Greg Sweatt. Chair Weissler called for the Planning Director's report. Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Weissler then opened the Public Hearing.

The Applicant, Mr. Greg Sweatt of Cochise, spoke explaining the basis of the request and the services he would provide. He also indicated that he would be open to other providers mounting equipment on the tower.

There being no speakers, Ms. Weissler closed the Public Hearing and asked for Commission Discussion. Mr. Watkins stated that he was a farmer in the area and looked forward to using the Applicant's service provided by the tower. Mr. Martzke made a motion to to Approve the docket with the Conditions recommended by Staff. Mr. Cervantes seconded the motion and Ms. Weissler asked for discussion. The motion passed unanimously, with Mr. Watkins abstaining.

**Motion:** Motioned Approve the docket with the Conditions recommended by Staff. **Action:** Approve with Conditions.

**Moved by:** Mr. Martzke **Seconded by:** Mr. Cervantes

**Vote:** Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 1)

**Yes:** Mr. Lynch, Mr. Brauchla, Ms. Miller, Ms. Weissler, Ms. Edie, Mr. Martzke and Mr. Cervantes

**No:** 0

**Abstain:** Mr. Watkins

### **Item 2**

**PUBLIC HEARING Docket SU-14-11 (Bachtel).** This Docket is a request for a Special Use authorization to establish a Day Care Establishment in an existing home. The subject parcel is located at 1321 E. Morris Lane, in Pomerene, AZ. The Applicant is Caralynn Bachtel. Chair Weissler called for the Planning Director's report. Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids.

Ms. Weissler then opened the Public Hearing.

Ms. Caralynn Bachtel of Pomerene explained her background and request.

There being no further speakers, Ms. Weissler closed the Public Hearing and asked for Commission Discussion. Mr. Martzke made a to Approve the docket with the Conditions and Modifications recommended by Staff. Ms. Edie seconded the motion and Ms. Weissler asked for discussion. The motion passed unanimously.

**Motion:** Motioned to Approve the docket with the Conditions and Modifications recommended by Staff. **Action:** Approve with Conditions and Modifications.

**Moved by:** Mr. Martzke **Seconded by:** Ms. Edie

**Vote:** Motion passed (**Summary:** Yes = 8, No = 0, Abstain = 0)

**Yes:** Mr. Lynch, Mr. Watkins,,Mr. Brauchla, Ms. Miller, Ms. Weissler, Ms. Edie, Mr. Martzke and Mr. Cervantes

**No:** 0

**Abstain:** 0

**Item 3**

**PUBLIC HEARING Docket SU-14-13 (Jensen).**

This Docket is a request for a Special Use authorization to construct a private airstrip on a parcel located at 4961 E. Dragoon Road in Dragoon, AZ. The Applicant is Dennis Jensen. Chair Weissler called for the Planning Director's report. Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Weissler then opened the Public Hearing.

Mr. Dennis Jensen of Dragoon explained his background as a pilot and his intentions for the airstrip. Ms. Weissler asked Mr. Jensen about the number and types of his aircraft. Mr. Jensen stated he had two aircraft and provided information about them.

There being no further speakers, Ms. Weissler closed the Public Hearing and asked for Commission Discussion. Mr. Martzke made a motion Approve the docket with the Conditions and Modifications recommended by Staff. Mr. Watkins seconded the motion and Ms. Weissler asked for discussion. The motion passed unanimously.

**Motion:** Motioned to Approve the docket with the Conditions and Modifications recommended by Staff. **Action:** Approve with Conditions and Modifications.

**Moved by:** Mr. Martzke **Seconded by:** Mr. Watkins

**Vote:** Motion passed (**Summary:** Yes = 8, No = 0, Abstain = 0)

**Yes:** Mr. Lynch, Mr. Watkins, Mr. Brauchla, Ms. Miller, Ms. Weissler, Ms. Edie, Mr. Martzke and Mr. Cervantes

**No:** 0

**Abstain:** 0

**Item 4**

**PUBLIC HEARING Docket SU-14-12 (Village Meadows Baptist Church).** This Docket is a request for a Special Use authorization to add Day Care Establishment to an existing Church. The parcel is located at 1407 El Camino Real in Sierra Vista, AZ. The Applicant is Village Meadows Baptist Church. Chair Weissler called for the Planning Director's report. Planning Director Beverly Wilson presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Weissler then opened the Public Hearing.

Ms. Christine Henry of Sierra Vista, introduced herself as the representative of the church and explained the existing activity of the day care center at the church.

Mr. Alphonso Mele of Sierra Vista introduced himself as a neighbor of the church, and expressed concerns about water flow coming from the property, stating that he felt a required flood control wall was never built.

Ms. Weissler invited Ms. Henry to rebut. Ms. Henry stated she was unequipped to answer Mr. Mele's concerns, and noted she was unaware of the concerns before now. She invited Mr. Mele to visit the church office for assistance and stated that she felt the possible flood issue was unrelated to the request. Ms. Weissler concurred and asked Ms. Henry whom Mr. Mele should

present his concerns to. Ms. Henry responded that the church administrator would handle the issue.

Ms. Weissler asked Ms. Wilson to follow up on Mr. Mele's concerns. Ms. Wilson agreed to do so.

There being no further speakers, Ms. Weissler closed the Public Hearing and asked for Commission Discussion. Mr. Watkins made a motion to Approve the docket with the Conditions and Modifications recommended by Staff. Mr. Martzke seconded the motion and Ms. Weissler asked for discussion. Mr. Lynch asked Staff if requirements preventing detrimental run-off existed. Ms. Wilson stated there were, and took an action item to review the site and run-off issues. The motion passed unanimously, with Ms. Weissler abstaining.

**Motion:** Motioned to Approve the docket with the Conditions and Modifications recommended by Staff. **Action:** Approve with Conditions and Modifications.

**Moved by:** Mr. Watkins **Seconded by:** Mr. Martzke

**Vote:** Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 1)

**Yes:** Mr. Lynch, Mr. Watkins, Mr. Brauchla, Ms. Miller, , Ms. Edie, Mr. Martzke and Mr. Cervantes

**No:** 0

**Abstain:** Ms. Weissler

#### **Item 5**

**PUBLIC HEARING Docket SU-0212A (Diamond Mountain).** Staff is requesting that this docket be tabled to the October 8th Agenda, as further clarification on the land use from the Applicant is needed. The complete report will be included in the October packet. Chair Weissler called for a motion.

Mr. Martzke moved to Table the docket until the October 8 meeting. Mr. Cervantes seconded the motion and Ms. Weissler asked for discussion. The motion passed unanimously.

**Motion:** Motioned to Table the Docket until the October 8 meeting. **Action:** Table to a Time Certain.

**Moved by:** Mr. Martzke **Seconded by:** Mr. Cervantes

**Vote:** Motion passed (**Summary:** Yes = 8, No = 0, Abstain = 0)

**Yes:** Mr. Lynch, Mr. Watkins, Mr. Brauchla, Ms. Miller, Ms. Weissler, Ms. Edie, Mr. Martzke and Mr. Cervantes

**No:** 0

**Abstain:** 0

#### **PLANNING DIRECTOR'S REPORT:**

Planning Director Beverly Wilson stated that the Board of Supervisors had adopted the Light Pollution Code as presented at the previous meeting. She explained the Comprehensive Plan information provided to the Commissioners and noted a work session would be held at the next meeting. She encouraged the Commissioners to take the University of Arizona online Citizen

Planner course. She closed by thanking Mr. Lynch for his service due to his resignation and stated that Mr. Garcia had also resigned his position.

**CALL TO COMMISSIONERS ON RECENT MATTERS:**

Ms. Weissler also thanked Mr. Lynch for his service and assistance.

**ADJOURNMENT** – Chair Weissler called for a motion to adjourn: Mr. Martzke moved, Mr. Watkins seconded and the meeting was adjourned at 4:45 pm.