



NOTICE OF MEETING
Cochise County Planning and Zoning Commission

May 9, 2012 at 4:00

Cochise County Complex
Board of Supervisors, Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

****Please note that a Joint Work Session with the Board of Supervisors is scheduled for 2:30p.m. in the Board's Executive Conference Room (Building G) to discuss the minimum acceptable degree of detail required for concept plans submitted as part of Special Use Permit applications. We will also discuss and obtain direction from the Board and Commission regarding the Department's anticipated formal Work Plan for Fiscal Year 2013.**

AGENDA

1. 4:00 P.M. - CALL TO ORDER

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

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

3. CALL TO THE PUBLIC (Opportunity for members of the public to speak on any item not already on the agenda).

4. APPROVAL OF PREVIOUS MONTH'S MINUTES

5. NEW BUSINESS

Item 1 – (Page 1) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-12-07 (Mayne): The Applicant seeks to obtain a Special Use Permit, per the Cochise County Zoning Regulations, Section 607.22 for retail gun sales, Section 607.06 for animal hospitals, veterinary clinics and animal husbandry services, and Section 607.18 for distribution and storage of propane on a 4.25-acre site.

The Applicant intends to establish and operate a retail feed and farm supply store; establish and operate a veterinary clinic in an accessory building on the property, and to legitimize an existing propane storage tank and the corresponding sales of propane.

The subject property (Parcel #107-72-039D) is located at 5373 South Moson Road, Sierra Vista, AZ. It is further described as being situated in Section 35 of Township 22, Range 21 East of the G&SRB&M, in Cochise County, Arizona. Applicant: Richard Mayne.

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the “Permits and Packets” link.)

Item 2 – (Page 2) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET R-12-01: The Planning and Zoning Commission will consider and forward to the Board of Supervisors recommendations for amendments to Article 2 and Article 17 of the Cochise County Zoning Regulations concerning the development standards, maximum size restrictions and procedures for issuance of Accessory Living Quarters (ALQs). Accessory Living Quarters are attached or detached structures that are used either as a guesthouse or as quarters for the ill, elderly or disabled, or their caretaker, and are subordinate in size to the main dwelling.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors’ meeting at the same location as the Commission meeting).

Item 3 – (Page 2) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-12-06: The Applicant seeks Special Use Authorization from the Planning Commission to construct and operate a solar power plant, per Section 607.50 of the Zoning Regulations. The proposal is for a 1.2 Megawatt facility, using photovoltaic (PV) technology, and would cover an approximately 6.3 acre area on a 58.5-acre site. An SSVEC substation currently exists on the property.

The subject parcel (303-37-002B) is located at 2815 N. Indian Springs Road in San Simon, AZ. It is further described as being situated in Section 33 of Township 13, Range 31 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Richard Pereanu of SSVEC.

(Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the “Permits and Packets” link.)

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS

7. CALL TO COMMISSIONERS ON RECENT MATTERS

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.