

**COCHISE COUNTY PLANNING & ZONING COMMISSION
MINUTES**

Wednesday, August 11, 2010

 The regular meeting of the Cochise County Planning & Zoning Commission was called to order at 4:00 p.m. by Chair Basnar at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors Board Room.

ROLLCALL

Chair Basnar noted the presence of a quorum. He then introduced the Commissioners to the public. Chair Basnar then explained to the audience the procedures for considering a docket.

Roll Call.

Present: Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

Absent/Excused: Cruz Silva, Pat Edie, Ron Bemis, Gary Brauchla.

APPROVAL OF THE MINUTES

Chair Basnar asked for a motion to approve the minutes.

Motion: Approve as mailed. **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Duane Brofer.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

CALL TO THE PUBLIC

Chair Basnar opened the meeting to the public, being there was no one who wished to speak; Chair Basnar closed the "Call to the Public"

Item 1

Docket SU-10-15: Planner Keith Dennis presented the docket for a Special Use Permit to establish a winery with tasting room and associated structures in Kansas Settlement, AZ. The property would be developed in four phases; Phase 1 would include a 4,200 square foot winery/storage area and temporary residence. Phase 2 includes a single family residence and garage/workshop. Phase 3 would be an 840 square foot tasting room, and Phase 4 would consist of an additional 4,200 square foot winery expansion. The land use category is Agricultural Processing, per Section 607.37 of the Zoning Regulations. The subject parcel (Parcel No. 305-32-019R) is not addressed, and is located near the intersection of Arzbergers Road and Lucky Lane in Kansas Settlement, AZ . Mr. Dennis presented maps, photos and a site plan of the proposal. He further explained the 4 phase proposal and the property and explained the surrounding zoning. Mr. Dennis explained the

factors in favor and that there are no factors against, and there was 1 neighbor in support of the proposal.

Rona MacMillan stated that the key is this will be a phased proposal, and that it will be a couple years before their vines will be ready.

Chair Basnar opened the meeting to the public, being there was no one wishing to speak he closed the meeting to the public.

Mr. Dennis stated staff recommends approval with the conditions stated in the staff report.

Motion: Approve SU-10-15 with the 5 conditions recommended by staff, factors in favor being the findings of fact. , **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Rusty Harguess.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

Item 2

Docket SU-10-16: Planner Keith Dennis presented the docket for a Special Use Permit to legitimize and expand an existing dry pinto bean packing plant. The plan is to add an additional 4,500 square feet of warehousing capacity. The land use category is Manufacturing, Wholesaling, Warehousing, Distribution or Storage of Agricultural-related Products, per Section 607.15 of the Zoning Regulations. The subject parcel (Parcel No. 204-31-004B) is located at 7750 S. Kansas Settlement Road in Kansas Settlement, AZ. Mr. Dennis presented maps, photos and a site plan of the expansion. He further explained the expansion and the modifications the applicant is requesting. Mr. Dennis explained the factors in favor and against.

The Applicant Mr. Haas stated the elevators are a standard height. He stated the business was open to the public when he purchased the business. He stated he has never had any need for handicap facilities.

Chair Basnar opened the meeting to the public, being there was no one wishing to speak he closed the meeting.

Mr. Dennis stated agricultural properties are exempt for agricultural production; however agricultural processing is not exempt. Mr. Bemis sent in comments by e-mail, stating he felt the applicant should install lighting, and that he supports the proposal.

Chair Basnar stated he felt there should be a time frame set for the applicant to decide if he wishes to leave the property open to the public.

Mr. Dennis stated staff is recommending approval with the conditions stated in the staff report, minus condition 3.

Motion: Approve SU-10-16 with the conditions stated by staff deleting condition 3, and with the modifications, factors in favor being the findings in fact. **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Rusty Harguess.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

PLANNING DIRECTOR'S REPORT

1. There will be no meeting next month.
2. Interim Planning Director Jim Vlahovich announced the County is actively pursuing filling the vacant positions in the Department.

CALL TO COMMISSIONERS

Commissioner Martzke stated staff should look at modifying the height regulations to allow for grain elevators.

ADJOURNMENT

Motion: Motion to Adjourn at 4:51 P.M, Action: Adjourn,

Moved by Duane Brofer, Seconded by Jim Lynch.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.