



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 2
FROM: Peter Gardner, Planner I
For: Beverly Wilson, Deputy Director Planning Division
SUBJECT: Minutes of the Regular Meeting of January 2, 2013
DATE: January 8, 2013

Members Present:

Patrick Greene, Chairman
Albert Young

Staff Present:

Peter Gardner, Planner I

Others Present:

Kevin Steiner, Applicant

These minutes for the BA2 meeting held on January 2, 2013, are complete only when accompanied by the memoranda for said meeting dated January 2, 2013.

Call to Order / Roll Call:

Chairman Patrick Greene called the meeting to order at 6:00 p.m. at the Board of Supervisors' Executive Meeting Room at the County Complex in Bisbee. He noted that two members of the Board were present, establishing that the Board had a Quorum and could proceed. Mr. Young made a motion to approve the minutes of the December 5, 2012 regular meeting. Chairman Greene seconded the motion, and the vote was 2-0 to approve the minutes of the December 5, 2012 meeting.

Chairman Greene explained the procedures of the meeting to those present, noting that the docket to be presented had been tabled at the previous meeting.

OLD BUSINESS

Docket BA2-12-06 (Golden Rule – Jewelry Antiques & More): The Applicant is requesting a Variance from Section 1908.03 of the Cochise County Zoning Regulations which allows for a maximum 80-square foot On-Site Advertising Sign. The Applicant is proposing a 144-square foot sign for Golden Rule – Jewelry Antiques & More. The subject parcel (107-66-069) is located at 4301-A S Highway 92 in Sierra Vista, AZ. The Applicant is Kevin Steiner of Golden Rule – Jewelry Antiques & More.

Chairman Greene called for the Planning Director's presentation on the Docket, asking if Staff had any new information to present. Peter Gardner misunderstood the request and presented the final report. After clarification from Chairman Greene, Mr. Gardner stated that Staff had no new information regarding the docket.

Chairman Greene declared the Public Hearing open, and then called for the Applicant's statement, reminding Mr. Steiner about the Board's request at the previous meeting that he make a good faith effort to show a spirit of compliance. Mr. Steiner explained that he planned changes to the sign that would reduce the sign to 113.1-square feet. Chairman Greene noted that the sign still exceeded the limit but noted that a good faith effort was made. The Applicant provided a memo from the owner of the building permitting and supporting the Applicant's request, and Chairman Greene read the memo into the record.

Chairman Greene then closed the Public Hearing and called for Board discussion. Chairman Greene asked Staff if any further correspondence had been received. Mr. Gardner answered in the negative. There was no further discussion and Chairman Greene asked for Staff's recommendation. Mr. Gardner explained that Staff's recommendation had not changed and recommended denial. Chairman Greene addressed the Applicant and stated the he felt the requested good faith effort was met. Mr. Young agreed.

Mr. Young made a motion to approve the Variance for the 113.1-square-foot sign, per the Applicant's submitted diagram. Chairman Greene clarified the motion and seconded and the motion passed 2 – 0.

Planning Director's Report:

Mr. Gardner reiterated the information he provided in error earlier, noting that the Board's vacancy had not yet been filled and that there were no dockets and hence no meeting in February.

Mr. Young made a motion to adjourn. Chairman Greene seconded, and the meeting was adjourned at 6:11 p.m.