

**COCHISE COUNTY PLANNING & ZONING COMMISSION
FINAL MINUTES
January 14, 2015
REGULAR MEETING and WORK SESSION at 4:00 p.m.**

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. Ms. 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 one Rezoning Docket, and a Work Session and Public Hearing regarding proposed updates and re-adoption of the Comprehensive Plan. 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 called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Carmen Miller, Pat Edie, Patrick Greene, Wayne Gregan, Gary Brauchla, Jim Martzke, 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 December 10, 2014 meeting. **Action:** Approve

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

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 1)

Yes: Ms. Miller, Mr. Gregan, Ms. Edie, Ms. Weissler, Mr. Brauchla, and Mr. Greene **No:** 0
Abstain: Mr. Martzke

CALL TO THE PUBLIC:

Mr. Jack Cook of Bisbee spoke of various matters.

NEW BUSINESS

Item 1, Election of Chairman and Vice-Chairman for 2015.

Chair Weissler opened nominations for Chair, noting that she would not accept a nomination. Ms. Miller nominated Mr. Gregan, who declined the nomination. Mr. Gregan nominated Mr. Greene. Ms. Edie seconded the nomination. There being no further nominations, Mr. Martzke motioned to close nominations, Ms. Miller seconded, and the nominations were closed by unanimous vote. Mr. Greene was elected Chair by a 6-0 vote, with Mr. Greene abstaining.

Ms. Edie then nominated Mr. Martzke as Vice-Chair, and Ms. Miller seconded. There being no further nominations, Mr. Gregan moved to close nominations, Ms. Edie seconded, and

nominations were close by unanimous vote. Mr. Martzke we elected Vice-Chair by unanimous vote, with Mr. Martzke abstaining.

Item 2, PUBLIC HEARING Docket Z-14-08 (Quail Ridge): The Applicant has requested a rezoning from GB (General Business) to MR-2 (Multiple Household Residential). The subject parcels are approximately 13.36-acres in size and are currently in use as a permitted RV and Mobile Home Park. Rezoning to MR-2 would not alter the existing use.

Chair Greene called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission. Mr. Gardner also noted that the Applicant was not present, and reminded the Commission that they were welcome to table to the Docket until the next meeting if they felt the Applicant's presence was required.

Mr. Greene then opened the Public Hearing. There being no speakers, Mr. Greene closed the Public Hearing and invited discussion. There being no discussion, Mr. Greene asked for Staff's recommendation. Mr. Gardner recommended forwarding the dockets to the Board with a recommendation of Conditional Approval. Mr. Greene called for a motion. Ms. Weissler made a motion to forward the docket to the Board of Supervisors with a recommendation of Conditional Approval, with the Conditions recommended by Staff. Mr. Martzke seconded the motion and Mr. Greene called for a vote. The motion passed 7-0.

Motion: Motioned to forward the Docket to the Board of Supervisors with a recommendation of Conditional Approval. **Action:** Recommend Conditional Approval.

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

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

Yes: Ms. Miller, Ms. Edie, Mr. Martzke, Mr. Brauchla, Mr. Gregan, Ms. Weissler, and Mr. Greene

No: 0

Abstain: 0

Item 3, WORK SESSION AND PUBLIC HEARING Docket CP-14-01 (Re-adoption of the Cochise County Comprehensive Plan). This is a continuation of the work session between the Commission and staff to discuss the revisions and additions made to a proposed Comprehensive Plan for Cochise County. Arizona Revised Statutes require the re-adoption of a Comprehensive Plan every ten years.

Mr. Greene opened the Public Hearing.

The Commission then proceeded to address each proposed deletion, addition, or alteration individually, and voted to accept or reject each item individually, with Staff making appropriate changes to the electronic document. Upon completing review of each individual proposed change, Mr. Greene called for a motion on the entire document.

Mr. Gregan moved to forward the Plan to the Board of Supervisors with a recommendation of Approval. Ms. Miller seconded the motion, which then passed 6-0, with Ms. Weissler abstaining.

Motion: Motioned to forward the Plan with a recommendation of Approval. **Action:** Recommend Approval.

Moved by: Mr. Gregan **Seconded by:** Ms. Miller

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 1)

Yes: Ms. Miller, Ms. Edie, Mr. Martzke, Mr. Brauchla, Mr. Gregan, and Mr. Greene

No: 0

Abstain: Ms. Weissler

PLANNING DIRECTOR'S REPORT:

Planning Director Beverly Wilson stated that there were three previously tabled Special Use Dockets on the next agenda.

CALL TO COMMISSIONERS ON RECENT MATTERS: There was no discussion.

ADJOURNMENT – Ms. Edie moved to adjourn, Mr. Martzke seconded, and the meeting was adjourned at 6:33 pm.