



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 3
FROM: Peter Gardner, Planner I
FOR: Beverly Wilson, Planning Director
SUBJECT: Final Minutes of the Regular Meeting of March 11, 2014
DATE: June 26, 2014

Members Present:

Paul Brick, Chairman
Shawn Wales, Vice-Chair

Staff Present:

Peter Gardner, Planner I

Others Present:

Erin Peters - Applicant

These minutes for the BA3 meeting held on March 11, 2014 are complete only when accompanied by the memoranda for said meeting dated March 11, 2014.

Call to Order / Roll Call / Election:

Chairman Paul Brick called the meeting to order at 6:30 p.m. at the J.P. Courtroom at the County Service Center in Benson. He explained the procedures of the meeting to those present, and noted that he and Mr. Wales were present and that as such, a quorum was established and business could proceed.

Mr. Wales made a motion to approve the minutes of the February 11, 2014 regular meeting. Mr. Brick seconded the motion, and the vote was 2-0 to approve the minutes of the February 11, 2014 meeting.

NEW BUSINESS

Docket BA3-14-04 (High Desert Auction): The Applicant proposes to change the use of an existing warehouse to an auction house, a use considered retail sales, and requests Variances from the following Sections of the Cochise County Zoning Regulations: 1203.05 & 1804.08 (screening and surfacing of outdoor storage areas); 1804.06.D (direct access from a parking space to the street); 1804.06.F.1 (driveway must be clearly defined); 1804.07.C (native surface in lieu of DBST for driving and parking areas); 1806 (landscaping requirements); 1804.06.F.3 (minimum driveway width); and 1203.02 (minimum setbacks). The subject parcel, 202-69-009, is located at 2060 N. Haskell Avenue, in Willcox, AZ. The Applicant is Erin Peters.

Chairman Brick called for the Planning Director's presentation of the Docket. Planner Peter

Gardner delivered the report, illustrating the facts of the case utilizing photos, maps and other visual aids. He explained the proposed project and the nature of the requested Variance. He concluded by offering factors in favor and against approval. Mr. Brick and Mr. Wales both asked about previous uses of the property, and Mr. Gardner clarified that while permits had been issued, no use had ever been legally established. Mr. Wales asked for clarification about the surrounding properties. Mr. Gardner and Ms. Peters offered clarification.

Chairman Brick noted that the Applicant was present, and invited her to make a statement. Ms. Erin Peters explained her background and the plans for the business, including the sorts of items and vehicles to be sold. There being no further speakers, Mr. Brick closed the public hearing and asked for discussion.

Mr. Wales asked about the details of the operation of the auctions, including storage provisions. Ms. Peters explained the operations. Mr. Wales asked Staff if another Variance would be needed to store items after sale. Mr. Gardner explained that the currently proposed Variances covered this. Mr. Brick asked if the auctions were open to the public. Ms. Peters responded that they were.

Chairman Brick called for Staff Summation and Recommendation. Mr. Gardner explained that Staff recommended Approval of the requested Variances. Mr. Brick asked Staff for a suggested motion that would separate the Variances from the Use and tie them to the property.

Chairman Brick called for a motion. Mr. Wales made a motion to grant the Variance as recommended by Staff citing the factors in favor. Mr. Brick seconded the motion and called for a vote. There was no further discussion.

The vote was 2-0 to approve the motion.

Planning Director's Report:

Mr. Gardner offered a brief Director's Report informing the Board that there were no Dockets for the next month. The proposed light pollution and water conservation regulations were discussed as well.

Mr. Wales made a motion to adjourn. Mr. Brick seconded, and the meeting was adjourned at 7:46 p.m.