



COCHISE COUNTY

COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 3

FROM: Peter Gardner, Planner I

For: Beverly Wilson, Deputy Director Planning Division

SUBJECT: Draft Minutes of the Regular Meeting of July 9, 2013

DATE: August 29, 2013

Members Present:

Paul Brick, Chairman
Helen Barnard, Member

Staff Present:

Peter Gardner, Planner I

Others Present:

John L. Permenter - Applicant

These minutes for the BA3 meeting held on July 9, 2013 are complete only when accompanied by the memoranda for said meeting dated July 9, 2013.

Call to Order / Roll Call:

Chairman Paul Brick called the meeting to order at 6:32 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 all members of the Board were present and that as such, a quorum was established and business could proceed.

Ms. Barnard made a motion to approve the minutes of the January 8, 2013 regular meeting. Chairman Brick seconded the motion, and the vote was 2-0 to approve the minutes of the January 8, 2013 meeting.

NEW BUSINESS

Docket BA3-13-02 (Cattle Rest): The Applicant proposes to add an RV park to an existing bar and requests Variances from the following Sections of the Cochise County Zoning Regulations:

1804.07 (replace paving in driveway and parking areas with gravel); 1812.06 (screening requirement); 1812.08/1804.05 (required number of parking spaces); and 1812.10 (curbs, gutters, and sidewalks).

The subject parcel, 203-12-007, is located at 933 S. Haskell Ave., Willcox, AZ.

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

Mr. 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 Variances. Mr. Gardner did request clarification of one item from the Applicant. He concluded by offering factors in favor and against approval.

Chairman Brick invited questions for Staff. Ms. Barnard asked about the location of the project in regards to the historic structures and corrals on the site. Mr. Permenter explained the location and his preservation efforts in relation to the historic structures. Ms. Barnard also asked about the gravel surfacing and how it would respond to the weather. Mr. Permenter explained how the surface would be built and how it would hold up. Ms. Barnard also asked if a windbreak would be constructed. Mr. Permenter explained the fencing that would be constructed. Chairman Brick asked about the history of the Applicant's ownership of the parcel. Mr. Permenter explained that he hoped the RV Park would increase business at the bar as well as promoting Willcox for tourism.

Chairman Brick declared the Public Hearing open, but there being no one wishing to speak, he closed the Public Hearing and called for Staff Summation and Recommendation. Mr. Gardner explained that Staff recommended Approval of the requested Variances.

Chairman Brick called for a motion. Ms. Barnard made a motion to grant this application for the Variances citing the factors in favor. Chairman 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 was one Variance Docket for the next month. The proposed Zoning Regulations changes were discussed as well. Mr. Gardner closed by discussing matters related to the Babocomari.

Ms. Barnard made a motion to adjourn. Chairman Brick seconded, and the meeting was adjourned at 6:53 p.m.