



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: Minutes of the Regular Meeting of August 12, 2014
DATE: October 2, 2014

Members Present:

Paul Brick, Chairman
Shawn Wales, Vice-Chair

Staff Present:

Peter Gardner, Planner I

Others Present:

Mr. Keith Brock - Applicant

These minutes for the BA3 meeting held on August 12, 2014 are complete only when accompanied by the memoranda for said meeting dated August 12, 2014.

Call to Order / Roll Call / Election:

Chairman Paul Brick called the meeting to order at 6:35 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 July 8, 2014 regular meeting. Mr. Brick seconded the motion and the vote was 2-0 to approve the minutes of the July 8, 2014 meeting.

NEW BUSINESS

Item 1

Docket BA3-14-06 (Church at Sunsites):

The Applicant proposes to expand the use of an existing Church, and requests Variances from the following Sections of the Cochise County Zoning Regulations: 1804.07.C (gravel surface in lieu of DBST for driving and parking areas) and 1806 (landscaping requirements).

The subject parcel, 114-15-128A, is located at 995 E. Treasure Road in Pearce, AZ.

The Applicant is The Church at Sunsites.

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 Variances. He concluded by offering factors in favor and against approval. Mr. Wales asked if it was appropriate to separate the Variances from the Use. Mr. Gardner stated that the property was unlikely to change use and Staff felt such a separation was unnecessary.

Chairman Brick noted that the Applicant's representative was present, and invited him to make a statement. Mr. Keith Brock, a Church Elder spoke to explain the request and the background of the work on the Church as well as future plans. Mr. Brick asked about the old permit requirements not being fulfilled. Mr. Brock explained that that occurred under a previous congregation.

Chairman Brick called for Staff Summation and Recommendation. Mr. Gardner explained that Staff recommended Approval of the requested Variances.

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

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 Comprehensive Plan and Light Pollution Code update and public meetings were also discussed, along with dockets heard by the Planning Commission.

Mr. Wales made a motion to adjourn. Mr. Brick seconded, and the meeting was adjourned at 7:40 p.m.