



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 September 8, 2015
DATE: September 9, 2015

Members Present:

Paul Brick, Chairman
Shawn Wales
Helen Barnard

Staff Present:

Peter Gardner, Planner I

Applicants:

Gary Miller – Applicant

Others Present:

None

These minutes for the BA3 meeting held on September 8, 2015 are complete only when accompanied by the memoranda for said meeting dated September 8, 2015.

Call to Order / Roll Call

Chairman Paul Brick called the meeting to order at 6:36 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 March 10, 2015 regular meeting. Mr. Brick seconded the motion and the vote was 2-0 to approve the minutes of the March 10, 2015 meeting.

NEW BUSINESS

Item 1

Docket BA3-15-02 (Quail Ridge):

The Applicant is requesting a Variance from Section 1812.06 of the Cochise County Zoning Regulations, which requires all RV and Mobile Home Parks to be surrounded with a 6-foot high

opaque screening barrier. Specifically, the Applicant is requesting a waiver from this requirement for the north edge of the park, along Highway 82. The subject parcels, 106-06-014D & 106-06-023B, are located at 2207 N. Yucca Drive in Huachuca City, AZ.

Chairman Brick called for the Planning Director's presentation of the Docket. Planner Peter Gardner delivered the report noting that the request was a Staff error from the Applicant's previous request, 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.

Chairman Brick noted that the Applicant was present and invited him to make a statement.

Mr. Gary Miller of Huachuca City explained his request, and how it had been overlooked in previous Variance requests.

Chairman Brick then opened the Public Hearing.

There being no speakers, Chairman Brick closed the Public Hearing.

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

Chairman Brick made a motion to grant the Variances as recommended by Staff citing the factors in favor and Mr. Wales seconded. 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 update was also discussed, along with dockets heard by the Planning Commission.

Ms. Barnard made a motion to adjourn. Mr. Brick seconded, and the meeting was adjourned at 7:21 p.m.