

**COCHISE COUNTY PLANNING & ZONING COMMISSION
MINUTES**

Wednesday, October 10, 2012

The regular meeting of the Cochise County Planning & Zoning Commission was called to order at 4:00 p.m. by Chair Lynch at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room.

Mr. Lynch 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. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated there was a single Special Use Permit on the Agenda. He explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Chair Lynch noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; six Commissioners (Jim Martzke, Carmen Miller, Jim Lynch, Jay Sanger, Ron Bemis, Pat Edie) indicated their presence.

CALL TO THE PUBLIC

Chair Lynch opened the "Call to the Public." Jack Cook spoke about various matters. Chair Lynch closed the "Call to the Public."

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the September 12, 2012 meeting as presented.

Action: Approve **Moved by:** Mr. Martzke, **Seconded by:** Mr. Bemis

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

Yes: Mr. Martzke, Ms. Miller, Chair Lynch, Mr. Sanger, Mr. Bemis, Ms. Edie

No: 0

Abstain: 0

NEW BUSINESS

Item 1

Public Hearing, Docket SU-12-12 (Harvey): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a slaughterhouse and meat-packing plant on a 42-acre property, per Section 607.40 of the

Zoning Regulations. The intent is to remodel an existing building and license the use per State and/or United States Department of Agriculture (USDA)/Food Safety Inspection Service (FSIS) requirements. The subject Parcel (206-01-011J) is located at 1980 N. Highway 191 in Sunsites, AZ, and is further described as being in Section 36 of Township 16, Range 24 in the G&SRM in Cochise County, AZ.

Chair Lynch explained that this docket was pulled from the agenda due to difficulties with the land transaction.

Item 2

Public Hearing, Docket SU-12-14 (Gleave): The Applicant seeks Special Use authorization from the Planning and Zoning Commission for a small-scale metals recycling facility in a GB Zoning District, a Special Use, per Section 1205.06 of the Zoning Regulations. The Applicant proposes to use an existing 1,000 sq.-ft. tenant space on a half-acre parcel (parcel no. 106-70-111) located at 689 W. Fry Blvd. in Sierra Vista. The property is further described as being in Section 34, Township 23 South, Range 21 East of the G&SRB&M in Cochise County, Arizona. The Applicant is Mr. Michael Gleave, who is present. Planning Manager Michael Turisk presented the docket.

Mr. Turisk showed the subject parcel's location, mentioning that the growth area in which the property is located encourages relaxed site development standards to facilitate development. Mr. Turisk explained the Applicant's site plan and the current and proposed uses on the parcel, noting that there would be no new construction and that the proposed use would occur during normal business hours and that all traffic would be private, personal vehicles rather than large trucks. A map was presented showing the surrounding areas and noted that there are primarily commercial uses. Two access points were demonstrated and explained. The age of the structure and its failure to meet current site development standards were discussed and the necessary modifications listed in order to comply. Neighbors' response to the Applicant's request and County comment letters were presented. Two factors in favor were given, including 16 favorable neighbor responses, and the property's location on the Comprehensive Plan map as Enterprise Redevelopment. Six factors against approval were provided, including that the project complies with only two of the seven special use factors, there would be no effective oversight to ensure large vehicles do not visit the site, and the waivers required to make the use comply with site development standards would negatively impact safety. In addition, four letters of opposition were received. Mr. Turisk asked for questions from the Commissioners. There being no questions, Mr. Lynch invited the Applicant to make a statement.

Mr. Gleave explained his background in recycling and his selection of this property. He indicated that there is State mandated security and mentioned what materials he would be purchasing. He noted there would be no cans, can crusher or hazardous materials. He expressed that he felt there would be no traffic or parking issues based on the anticipated number of customers and length of stay.

Mr. Lynch asked for questions from the Commissioners to the Applicant. Mr. Sanger asked for clarification on the acceptance of cans. Mr. Gleave explained that a can crusher would not work in the space. Mr. Bemis asked about accepting steel and iron, which the Applicant stated he would accept. Mr. Gleave stated a trailer would be parked inside and would leave every evening and that there would be a forklift available for loading materials.

Mr. Lynch opened the public hearing, and finding no one interested in speaking, closed the public hearing and opened the item for Commissioner discussion. Mr. Bemis expressed trepidation over the size of the facility in relation to the materials being accepted and felt that the site was not appropriate for this use. Mr. Martzke agreed and expressed concerns over the width of the access from 6th Street and Fry Boulevard and vehicles visiting the site with trailers. He also felt the site did not have necessary storage space. Mr. Bemis expressed support if the site would be used to collect cans but felt that other metals caused a major problem.

Mr. Lynch asked Mr. Turisk for his summary and recommendation. Mr. Turisk explained that while staff generally supports commercial development in this area, this site was deemed inappropriate for this activity, and recommended denial.

Mr. Lynch asked for questions for staff. There being none he asked for a motion in the affirmative. Mr. Martzke moved to approve Special Use Docket SU-12-14 with the conditions recommended by staff in the staff memorandum. Mr. Bemis seconded. Mr. Lynch opened the item for discussion. Mr. Martzke reiterated his lack of support, as did Mr. Bemis. Mr. Lynch called for a vote and the motion failed 0-6.

Motion: Motioned to approve the Special Use authorization for the recycling center.

Action: Approve **Moved by:** Mr. Martzke, **Seconded by:** Mr. Bemis

Vote: Motion failed unanimously (**Summary:** Yes = 0, No = 6, Abstain = 0)

Yes: Mr. Martzke, Ms. Miller, Chair Lynch, Mr. Sanger, Mr. Bemis, and Ms. Edie.

Mr. Lynch explained the appeal process to the Applicant. A member of the public attempted to raise additional points. Mr. Lynch noted that the questions were not about the appeal process and explained that the Docket was finished and called for the Planning Director's Report.

PLANNING DIRECTOR'S REPORT

Deputy Director Beverly Wilson reported that the Seitz rezoning from the previous month was passed by the Board of Supervisors on September 25. Ms. Wilson reported that there would be one Special Use request in the Willcox area for the November meeting. She also reported that the Envisioning 2020 project was being re-evaluated for comments and approval.

Mr. Turisk explained the agenda for the Boards and Commissions Conference in December and asked if there is interest from the Commissioners.

Mr. Bemis asked about whether the County would pay the per diem for the event. Mr. Turisk and Ms. Wilson explained that they did not yet have an answer.

CALL TO COMMISSIONERS

Mr. Lynch mentioned that he had taken an online course recommended by staff and noted that it was worthwhile. There were no planned absences for next month.

ADJOURNMENT

Mr. Martzke moved to adjourn, Bemis seconded, and the meeting was adjourned at 4:34 p.m.