



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 December 9, 2014
DATE: March 3, 2015

Members Present:

Paul Brick, Chairman
Helen Barnard

Staff Present:

Peter Gardner, Planner I

Others Present:

None

These minutes for the BA3 meeting held on December 9, 2014 are complete only when accompanied by the memoranda for said meeting dated December 9, 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, Ms. Barnard and Mr. Wales 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 November 11, 2014 regular meeting. Mr. Wales seconded the motion and the vote was 2-0 to approve the minutes of the November 11, 2014 meeting, with Mr. Wales abstaining.

NEW BUSINESS

Item 1

Docket BA3-14-08A (Arizona Trading, LLC):

The Applicant proposes to change the use of an existing Church to Retail Sales, and requests Variances from Section 1805.03.C. of the Cochise County Zoning Regulations, which requires all refuse containers at a non residential use to be screened from view.

The subject parcel, 106-70-128, is located at 101 N. 6th Street in Sierra Vista, AZ. The Applicant is Arizona Trading Company, LLC.

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 Variances. Mr. Gardner noted that Staff had failed to advertise or present the request at hand. He concluded by offering factors in favor and against approval.

Chairman Brick noted that the Applicant was not present, nor were any members of the public, and therefore bypassed the public hearing.

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

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

The vote was 3-0 to approve the motion.

Planning Director's Report:

Mr. Gardner offered a brief Director's Report informing the Board that there were no Docket for the next month. The proposed Comprehensive Plan update was also discussed, along with dockets heard by the Planning Commission.

Mr. Wales made a motion to adjourn. Ms. Barnard seconded, and the meeting was adjourned at 7:29 p.m.