



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

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Carlos De La Torre, P.E., Director

MINUTES

TO: Board of Adjustment, District 3

FROM: Keith Dennis, Senior Planner

SUBJECT: Minutes of the Regular Meeting of September 13, 2011

DATE: September 21, 2011

MEMBERS PRESENT

Paul Brick, Vice-Chairman
Helen Barnard, Member

STAFF PRESENT

Carlos De La Torre, Community
Development Director

Jim Vlahovich, Deputy County
Administrator

Michael Turisk, Interim Planning
Director

Beverly Wilson, Interim Planning
Manager

Keith Dennis, Senior Planner

These minutes for the BA3 meeting held on September 13, 2011 are complete only when accompanied by the memorandum for that meeting.

Vice-Chairman Paul Brick called the meeting to order at 6:48 PM at the J.P. Courtroom at the Cochise County Regional Services Center in Benson, Arizona. Vice Chairman Paul Brick called the roll, noting that himself and Helen Barnard were present.

Voting on the minutes for the November 9, 2010 meeting was postponed due to the absence of Mr. Wales.

NEW BUSINESS

Docket BA3-11-01 (Moreno): Mr. Brick called for the Docket, which was presented by Senior Planner Keith Dennis. Mr. Dennis presented the Docket on behalf of the Planning Director.

The Applicant sought Variances, 1) to Section 1804.06.F.3 of the Zoning Regulations, which

requires that two-way driveways be no less than 24 feet wide, and 2) from Section 1804.07.D, which requires a two-inch deep gravel surface for internal driveways, parking and loading areas.

The Applicant, Joe Moreno of Holy Trinity Monastery, requested these Variances to development standards for a proposed layperson housing facility on the Monastery site.

Mr. Dennis explained the requests, using photos of the project site to describe the proposal, and the reasons for the Variance requests. He concluded the staff presentation with the factors in favor of approval, and indicated that staff noted no factors against approval.

Ms. Barnard remarked that she was totally in favor of the proposal. Mr. Brick asked if the access road through the property would be used by fall festival goers at the monastery.

Ms. Barnard elaborated on her basis for her vote, explaining that “government does for us what we cannot do for ourselves.” She said that government’s first duty is to protect us from ourselves. Second, government is charged with protecting us from each other, and finally, government is supposed to protect the natural environment. She stated that this request would not conflict with any of these stated duties of government, and expressed her confidence that, should any problem arise, the monastery staff would take care of the problem. Thus, she intended to vote to approve the Variances.

Mr. Brick called for the staff recommendation. Mr. Dennis stated that staff recommended approval of the Variances as requested without condition.

Mr. Brick called for a motion. Ms. Barnard made a motion to approve the Variances as requested by the Applicant. Mr. Brick seconded and the motion passed 2-0.

DIRECTOR'S REPORT:

Mr. Brick noted that the election of officers listed on the agenda should also be postponed until the Board was fully attended, and called for the Planning Director’s report. Mr. Dennis delivered the report on behalf of the Director. He mentioned that three regulation change dockets would be considered by the Commission on the following evening, September 14, 2011, and would be acted on by the Board of Supervisors on September 27, 2011. Planning Director Michael Turisk added that Corinna Carbajal had recently been hired as the Planning Division Secretary, and advised the Board that she would be a point of contact and a resource for the Board.

Mr. Brick reiterated that the election of officers would take place at a subsequent meeting. Ms. Barnard made a motion to postpone the election until the following meeting. Mr. Brick seconded the motion and it passed 2-0.

Mr. Brick then called the meeting to a close, at 6:57 p.m.