

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
MINUTES**

Wednesday, July 14, 2010

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

**ROLLCALL**

Chair Basnar noted the presence of a quorum. He then introduced the Commissioners to the public. Chair Basnar then explained to the audience the procedures for considering a docket.

**Roll Call.**

**Present:** Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Cruz Silva, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.

**APPROVAL OF THE MINUTES**

**Motion:** Motion made to approve the minutes as mailed, **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Duane Brofer.

**Vote:** Motion passed (**summary:** Yes = 6, No = 0, Abstain = 3).

**Yes:** Jim Martzke, Duane Brofer, Lee Basnar, Pat Edie, Jim Lynch, Gary Brauchla.

**Abstain:** Rusty Harguess, Cruz Silva, Ron Bemis.

**CALL TO THE PUBLIC**

Chair Basnar opened the meeting to the public, being there was no one who wished to speak; Chair Basnar closed the "Call to the Public"

**Docket R-09-02:** Consideration of adoption of a new ordinance entitled the "Cochise County Hazard Abatement Ordinance" to abate/remove rubbish, trash, weeds, filth, debris or damaged or dilapidated buildings which constitute a hazard to public health and safety and which may be compelled to be removed, with due process, from buildings, grounds, lots, contiguous sidewalks, streets and alleys within the unincorporated areas of the County. The Ordinance outlines the due process for formal notification, removal by the County and recovery of costs for removal and appeal processes for property owners with hazardous materials.

**Motion:** Motion was made to table to a time uncertain. **Action:** Table, **Moved by** Jim Martzke, **Seconded by** Duane Brofer.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).

**Yes:** Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Cruz Silva, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.

**Docket SU-10-13:** Planner Keith Dennis presented the docket for a Special Use Permit to allow office space for up to six employees, in a 1,440 square foot modular building. The applicable land use category is Personal and Professional Services, per Section 707.04 of the Zoning Regulations. The subject parcel, which is not addressed, is located along the East side of Highway 191 in Elfrida, AZ, between mileposts 25 and 26. He further described the modifications requested by the applicant. Mr. Dennis presented maps and photos of the area and explained the factors in favor.

Applicant stated they are keeping the building because of its historic value to the community; however, it will not be used for any occupancy at all.

Chair Basnar opened the meeting to the public.

Helene Jackson stated she is in favor of the Special Use.

Mike Jackson stated he too is in favor of the Special Use.

Chair Basnar closed the meeting to the public.

Mr. Dennis stated staff is recommending conditional approval, with the conditions stated in the memorandum.

**Motion:** Motion was made to approve SU-10-13 subject to the conditions in the memo, with the modifications requested. , **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Cruz Silva.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).

**Yes:** Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Cruz Silva, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.

**Docket SU-10-14:** Planner Michael Turisk presented the docket for a Special Use Permit in a General Business zoning district to establish and operate a machinery and small manufacturing equipment rental and mini-mix concrete manufacturing and sales facility on a two-acre site in Hereford, per Section 1205.01 (manufacturing, wholesaling, warehousing, distribution or storage of goods) of the Zoning Regulations. The property is located at the northeast corner of E. Ramsey Rd. and State Route. Mr. Turisk presented maps and photos showing the location of the property and explained the zoning in the surrounding areas. Mr. Turisk presented factors in favor and against, and received 1 letter in support, and 2 in opposition, however they were located outside the notification area.

Commissioner Brofer asked if the applicant had planned to enter and exit through State Route 92, or use Ramsey Rd..

Mr. Turisk stated that the entrance will be from Hwy 92, and that the apron will need improvements in the future.

Chair Basnar asked for the applicants statement.

Brett Van Gorp stated his proposal is for small amounts of concrete, for homeowners and small contractors. He stated the apron would be upgraded by ADOT because it was cut by them to install the stoplight.

Chair Basnar opened the meeting to the public.

Penrose stated he is not against the proposal but is concerned about the noise.

Chair Basnar closed the public hearing.

Mr. Van Gorp stated the trailers are loaded in two minutes, and the only noise is a small engine that handles the hydraulics that run the plant.

Mr. Turisk stated that staff recommends conditional approval with the conditions stated in the memo. He further stated there was one waiver and one modification requested as presented in the memo.

**Motion:** Motion to table SU-10-14 until the August meeting, **Action:** Table, **Moved by** Jim Martzke, **and Seconded by** Duane Brofer.

**Vote:** Motion failed (**summary:** Yes = 4, No = 5, Abstain = 0).

**Yes:** Jim Martzke, Duane Brofer, Lee Basnar, Jim Lynch.

**No:** Rusty Harguess, Cruz Silva, Pat Edie, Ron Bemis, Gary Brauchla.

**Motion:** Motion made to approve Su-10-14 with the conditions, modifications and waiver.,

**Action:** Approve, **Moved by** Ron Bemis, **Seconded by** Gary Brauchla.

**Vote:** Motion passed (**summary:** Yes = 5, No = 4, Abstain = 0).

**Yes:** Rusty Harguess, Cruz Silva, Pat Edie, Ron Bemis, Gary Brauchla.

**No:** Jim Martzke, Duane Brofer, Lee Basnar, Jim Lynch.

## PLANNING DIRECTOR'S REPORT

1. Next Month's meeting includes 2 Dockets.
2. Director Benny Young explained to the Commission that he has resigned from Cochise County.

## CALL TO COMMISSIONERS

Chair Basnar stated it is very cold in the hearing room.

Commissioner BrUCHL will not be present at the August meeting.

Commissioner silva would like to bring his laptop

## ADJOURNMENT

**Motion:** , **Action:** Adjourn, **Moved by** Jim Martzke, **Seconded by** Duane Brofer.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).

**Yes: Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Cruz Silva, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.**