

NOTICE OF MEETING

Planning and Zoning Commission
August 11, 2010
Cochise County Complex
Board of Supervisors Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona

AGENDA

4:00 P.M. CALL TO ORDER

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

ROLL CALL (Introduce Commission members, explain quorum and requirements for taking legal action.)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, Applicant will be allowed 10 minutes, other persons will each have 5 minutes to speak and Applicant can have 5 minutes for rebuttal at end.)

APPROVAL OF PREVIOUS MINUTES - (Call for motion to approve the minutes of the July 14, 2010 Meeting)

CALL TO THE PUBLIC (Ask if any member of the public wishes to speak on any item not already on the agenda).

NEW BUSINESS

Item 1 (Page 1) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-15: A request for Special Use approval to establish a winery with tasting room and associated structures in Kansas Settlement, AZ. The property would be developed in four phases; Phase 1 would include a 4,200 square foot winery/storage area and temporary residence. Phase 2 includes a single family residence and garage/workshop. Phase 3 would be an 840 square foot tasting room, and Phase 4 would consist of an additional 4,200 square foot winery expansion. The land use category is Agricultural Processing, per Section 607.37 of the Zoning Regulations. The subject parcel (Parcel No. 305-32-019R) is not addressed, and is located near the intersection of Arzbergers Road and Lucky Lane in Kansas Settlement, AZ.

Applicant: Rona MacMillan.

- Call for PLANNING DIRECTOR'S REPORT
- Call for APPLICANT'S STATEMENT
- Declare PUBLIC HEARING OPEN
 - Call For COMMENT FROM OTHER PERSONS (either in favor or against)
 - Call for APPLICANT'S REBUTTAL (if APPROPRIATE)
- Declare PUBLIC HEARING CLOSED
- Call for COMMISSION DISCUSSION (May ask questions of the applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION

ANNOUNCE ACTION TAKEN - (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available tonight with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link)

Item 2 (Page 24) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-16: A request for Special Use approval to legitimize and expand an existing dry pinto bean packing plant. The plan is to add an additional 4,500 square feet of warehousing capacity. The land use category is Manufacturing, Wholesaling, Warehousing, Distribution or Storage of Agricultural-related Products, per Section 607.15 of the Zoning Regulations. The subject parcel (Parcel No. 204-31-004B) is located at 7750 S. Kansas Settlement Road in Kansas Settlement, AZ.

Applicant: Bonita Bean Company.

FOLLOW FORMAT FOR ITEM 1

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Director's Report on Pending and Recent Matters and Future Agenda Items

1. Board of Supervisors' Actions
2. Next and potential future month's Dockets

CALL TO COMMISSIONERS ON RECENT MATTERS

ADJOURNMENT