

NOTICE OF MEETING

Planning and Zoning Commission
December 8, 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 November 10, 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.

Not a Public Hearing, Docket S-05-05 La Marquesa Subdivision: This request is for approval of an additional one-year time extension for the La Marquesa Subdivision Tentative Plat.

- Call for PLANNING DIRECTOR'S REPORT
- Call for APPLICANT'S STATEMENT
- 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 (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors meeting at the same location as the Commission meeting.)

Item 2 (Page 12)

Public Hearing, Docket SU-10-18: The Applicant seeks a Special Use Permit for Manufacturing in an RU-4 District, activity area not to exceed 5,000 square feet, per Section 607.16 of the Zoning Regulations. The proposed business is a custom motorcycle building business in a 40' x 60' building, which the Applicant maintains would result in one to three cycles built on the property per year, to be delivered off-site after construction. The subject parcel (Parcel No. 110-60-003) is located at 3837 S. Yoruba Basin Trail, between Tombstone and Bisbee, AZ

Applicant: Phil Korte.

- 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 3 (Page 43)

Public Hearing, Docket SU-10-19 (Klump): The Applicant requests a Special Use Permit in a General Business zoning district adjacent to incorporated Willcox to establish and operate a mini-mix concrete batch manufacturing and sales facility, per Section

1205.01 (manufacturing, wholesaling, warehousing, distribution or storage of goods) of the Zoning Regulations. The subject property (Parcel No. 203-40-002) is currently used for retail sales of construction materials such as sand and gravel, and is located at 920 S. Haskell Ave., a paved ADOT-maintained road.

Applicant: Mr. Matthew W. Klump.

FOLLOW FORMAT OF ITEM 2

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 4 (page 71)

Public Hearing, 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, appeal and lien processes for property owners with hazardous conditions on their property. .

FOLLOW FORMAT OF ITEM 2

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard in a public hearing before the Board of Supervisors on Tuesday, December 21, 2010 at the same location as the Commission meeting.)

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