

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
MINUTES**

Wednesday, May 11, 2011

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

**ROLL CALL**

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

**Present:** Jim Martzke, Duane Brofer, Jim Lynch, Ron Bemis, Gary Brauchla, Dan Abrams **Roll Call.**

**Absent/Excused:** Rusty Harguess, Cruz Silva, and Pat Edie.

**APPROVAL OF THE MINUTES**

**Motion:** approve the minutes with the following changes: the vote on SU-04-16A should be 6 not 7 as Mr. Brofer recused himself and did not vote, and Chair Lynch not Chair Basnar called the meeting to order., **Action:** Approve, **Moved by** Duane Brofer, **Seconded by** Jim Martzke.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Jim Martzke, Duane Brofer, Jim Lynch, Ron Bemis, Gary Brauchla, Dan Abrams.

**CALL TO THE PUBLIC**

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

**Item 1**

**Public Hearing, Docket SU-11-04:** Planner Keith Dennis presented the docket for a Special Use Permit for a private airstrip, per Section 607.14 of the Cochise County Zoning Regulations. The Applicant intends to install a dirt airstrip with no accessory buildings. Per the Applicant, the airstrip will be used for maintenance only as the aircraft is based at the Bisbee Municipal Airport. The subject property is located at 780 North Nanas Trail, Sierra Vista, AZ (Parcel No. 107-44-003), and is located approximately 1/4 mile North of East Highway 90 on North High Knoll Road and 1/2 mile east on East Greenough Trail. Mr. Dennis presented photos of the property and site plans showing the proposed airstrip. Mr. Dennis further explained the modifications requested by the applicant also the factors in favor and against the proposal, he stated staff had received nine letters from neighboring property owners in support and one in objection.

Chair Lynch asked about the frequency of flight, being a maximum of 2 a month. He also asked about hazardous materials being used.

Mr. Dennis stated there would be no unusual hazardous materials other than fuel.

Mr. Abrams asked if the use would go with the land.

Mr. Turisk stated that the Use goes with the land and the conditions would also go with the Use.

Mr. Britt Hansen, County Attorney, stated the Use would be held to the conditions placed on it.

Dennis Kunkel, Applicant, stated he is a former airline pilot, military pilot, airplane mechanic, and AIA inspector. He stated his objective is to be a good neighbor. He further stated he lived in Pennsylvania on an airstrip, and didn't use the airstrip more than twice a month. He explained that the clearing had been done for fire protection, and not originally for an airstrip.

Chair Lynch opened the meeting to the public.

Virginia Miller is a property owner in the area. She stated she is concerned about other pilots using the airstrip, and the long term plan for the airstrip.

Chair Lynch declared the public meeting closed and asked for the applicant's rebuttal.

Mr. Kunkle stated there would only be 2 operations a month, no night time flights, and no one else would be using the airstrip.

Mr. Brauchla asked if the conditions would be recorded.

Mr. Turisk stated they would.

After much discussion meeting was recessed to allow staff to talk to the applicant and his neighbors to construct conditions that would meet everyone's needs.

Meeting is called back into order.

Community Development Director Carlos De La Torre, stated after discussion with the applicant and the opposing neighbor, staff is recommending four flights per month, but would be counted as 48 per year, not per month. The applicant has agreed that the airstrip will only be for personal use. There will be no night flights only daylight hours, so lights will not be an issue.

Mr. Dennis stated that staff is recommending conditional approval with the conditions stated in the memo, and condition seven approaches, takeoffs and landings will be limited to 48 operations per year barring emergency flights. Also staff supports the modifications requested by the applicant.

**Motion:** Approve SU-11-04 with the conditions 1 through 7, with #7 limiting the approaches, take offs and landings to 48 per year barring emergency flights, and the modifications requested by the applicant, **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Duane Brofer.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Jim Martzke, Duane Brofer, Jim Lynch, Ron Bemis, Gary Brauchla, Dan Abrams.

### **PLANNING DIRECTOR'S REPORT**

1. Board of Supervisors Actions included the approval of the appeal of the birding exhibit.
2. Next Month's Dockets include 3 dockets. One is a Comp plan amendment, MDP and rezoning, and a Special Use for an Accessory Living Quarters.
3. Mr. Turisk asked if the Commission had any comments about the new agenda format.

### **CALL TO COMMISSIONERS**

Mr. Martzke will not be at next months meeting.

### **ADJOURNMENT**

**Motion:** Adjourned at 5:44 p.m., **Action:** Adjourn, **Moved by** Duane Brofer, **Seconded by** Jim Martzke.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Jim Martzke, Duane Brofer, Jim Lynch, Ron Bemis, Gary Brauchla, Dan Abrams.