

**City Of Bisbee
 Planning and Zoning Commission Meeting
 118 Arizona Street
 Bisbee, Arizona 85603
 September 15th, 2016, @ 6:00 pm**

Action Agenda

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

6:00 pm Call To Order

Roll Call - Commission Members

	Present	Absent	Excused
Keith Dennis – Chair	X		
Mark Apel – Vice Chair	X		
Judy Anderson	X		
Noah Suby	X		
Cynthia Conroy	X		
Michael McPartlin	X		
Paul Enright	X		
Douglas Dunn – Council Liaison to the Commission			X

CALL TO THE PUBLIC – No members of the public spoke at this time

1. For Discussion Only

Report By Staff Concerning Special Use Permit Application 16-3

Staff notified the Commissioners that because it had been determined that this sign is in violation of Zoning Code 7.4.1.C, the City is refunding the application fee, there would be no further action on SUP 16-3. The Applicants and owner of the building are being notified that this sign is in violation of Bisbee’s Zoning Code and must be removed within 30 days.

No Action Taken

2. Public Hearing, To Consider Rezoning Application 16-01. Discussion and Possible Recommendation to the Mayor and City Council.

Border Cities Land Corporation has applied to rezone two adjacent parcels consisting of the building commonly referred to as the Convention Center at 2 Copper Queen Plaza and two associated parking lots, one behind the Convention Center and the large one to the east. These two parcels are currently zoned C-1. The Applicant is requesting that the zoning be changed to C-4. The parcel ID numbers are 103-62-416-8 & 103-62-416A. All public notice requirements have been complied with.

Commission Chair, Keith Dennis explained to the audience that there was no Staff Report available due to the applicants presenting their proposed design to the Commission for the first time at this meeting.

Scott Ries the applicant for Border Cities Land Corp. introduced their Architect, Mr Bob Vint who gave a power point presentation of two potential designs.

Mr Vint answered questions from the Commission regarding this proposed project.

The Public Hearing was opened.

Five members of the audience spoke to the Commission. Four residents were in support of the rezoning and one was recommending that the Commission take a cautious approach and carefully consider all of the impacts from the proposed development.

The Public Hearing was closed. It was noted by City Attorney Britt Hanson, that there is a possibility that the hearing would be reopened at a subsequent meeting due to the potential of the application being tabled until the October 20th P&Z meeting.

Chair Keith Dennis stated that it would be imprudent for the Commission to make a recommendation to the Mayor and City Council without the Staff Report and recommendation from Paul Esparza, Cochise County Planner working for the City of Bisbee.

Vice Chair Mark Apel advised that the Commission needs a concrete proposal to analyze, not ideas and still needs the documents requested from

the applicant by the Commission at the Planning & Zoning Commission's work session of June 28th 2016.

Commissioner Judy Anderson concurred with Marks assessment and voice concern with the lack of comparisons between the current parking requirements vs proposed parking and any variances requested and zoning modifications for conditions of rezoning.

Commissioner Paul Enright requested a discussion on how this proposal fits with the recommendations of the 2006 Old Bisbee Charrette.

NO ACTION TAKEN: The Commission unanimously voted to table this Agenda Item until the October 20th

COMMISSIONER COMMENTS: none

FUTURE AGENDA ITEMS: Discussion of the Old Bisbee Charrette after the 10/20/16 rezoning hearing

Adjournment: 6:55