

**City of Bisbee
 Planning and Zoning Commission Meeting
 City of Bisbee Council Chambers
 915 S. Tovreaville Road Bisbee, AZ
 November 21, 2024 @ 5:30 pm**

Action Agenda

Meeting Called to Order by Douglas Dunn, Chair: 5:30 pm

Roll Call - Commission Members

	Present	Absent	Excused
Michael Ablin	---	---	X
Charles Dellinger	X		
David Cobb	X		
Douglas Dunn, Chair	X		
Alisia Espiriti	X		
Sandy Heusman, Vice-Chair	X		
Doug Taylor	X		
Pete Skinner, Council Liaison	X		
J. Emanuel Stuart, Staff Liaison	X		

CALL TO THE PUBLIC –NONE

Agenda Item 1.

Introduction of the new member Charles Dellinger to the Commission.

Charles Dellinger was introduced to the Commission.

Agenda Item 2.

Public Hearing, to consider an application for a Special Use Permit to allow signage on two (2) semi-trailers located at 1008 W Hwy 92 for advertising.

Possible Recommendation to the Mayor and Council

Consideration of an application for a Special Use Permit that would allow signage on two (2) semi-trailers located at 1008 W Hwy 92 for advertising.

All Public Notice Requirements have been met.

- Staff Report
Mr. Rodriguez presented the Staff Report and recommended not to Grant a Special Use Permit.
- Declare the Public Hearing open and receive public comments:
Mr. Dunn Declared Public Comments Open.

➤ Ms. Shirly Mack, owner of the property at 1002 West Highway 92,

expressed concerns about the lack of the plan showing the location and height of the trailer. She raised concerns that the signage could block visibility to her business and inquired whether a concrete plant would be established at the site.

- Kevin Tucker spoke and expressed concerns as to where the sign will be on the property.
- Cecelia Wolfe, who has a property in the area spoke. She said that she would not like to look at the signage on truck trailers from her property, and worried that it would negatively affect the businesses and the tenants in her building.
- The Planner read letters of opposition into the record from.
 - Ms. Diane Rolfe
 - Ms. Jennifer Druckman
- Declare the Public Hearing closed:
Mr. Dunn Declared the Public Hearing Closed.
- Commission discussion
The Commission Discussed.
- Additional Staff Comments/Recommendations
Mr. Rodriguez said that there could be a monument sign that could better adhere to the existing Zoning Code standards regarding signs in the area.
- Motion – **Roll Call Vote**
- Discussion of Motion
- Vote

Motion: Ms. Heusman made a motion that the Planning and Zoning Commission recommends Mayor and Council deny the proposed Special Use Permit to allow signage on two (2) semi-trailers located at 1008 W Hwy 92 for advertising.

Second: Mr. Cobb.

ROLL CALL:

AYES: Cobb, Dunn, Heusman, Dellinger, and Taylor.

NAYS: Espiriti,

MOTION PASSED: 5:1

Agenda Item 3.

Public Hearing for an Amendment to the Zoning Code

Possible Recommendation to the Mayor and Council

Consideration of a proposed amendment to the Zoning Code Article 5 “Specific Plan Zoning: by adding Section 5.4 Infill Residential Overlay Zone (IR) and 5.5 Mixed Use Infill Overlay Zone (MU).

All Public Notice Requirements have been met.

- Staff Report / Presentation of Item

The Planner, Mr. Stuart presented the Staff Report.

- Declare the Public Hearing open and receive public comments:
 - **Bill Bohnacker spoke in support of the Zoning Overlay.**
 - **Melissa Hartman spoke in favor of the Zoning Overlay.**

- Declare the Public Hearing closed:
Mr Dunn Closed the Public Hearing.

- Commission discussion
The Commission discussed.

- Additional Staff Comments/Recommendations
- Motion -Roll Call Vote.
- Discussion of Motion
- Vote

Motion: Mr. Taylor made a motion that the Planning and Zoning Commission recommend to the Mayor and Council a proposed amendment to the Zoning Code Article 5 “Specific Plan Zoning: by adding Section 5.4 Infill Residential Overlay Zone (IR) and 5.5 Mixed Use Infill Overlay Zone (MU) with the provision that the section allowing cocktail bars and taverns be removed and a provision allowing live-work artist studios in the zone, and requested that there be a second public hearing regarding the precise boundaries of the Overlay Zones. Second: Mr. Cobb.

ROLL CALL:

AYES: Cobb, Dunn, Espiriti, Heusman, Dellinger, and Taylor.

NAYS: 0

MOTION PASSED: Unanimously

Agenda Item 4.

Discussion and Possible Approval to hold a Public Hearing regarding an Amendment to the City Code to create a new section entitled “Vacant Building and Property Regulations”.

The Commission and City Building Inspector Rodriguez discussed the need for framework and provisions in the Zoning Code in place to address the vacant and abandoned buildings in the city.

STAFF COMMENTS:

Mr. Rodriguez assured the Commission that the Amendment aims to encourage responsibility without creating punitive measures, while ensuring fairness and ensuring adequate staff and resources to manage the program effectively.

COMMISSIONER COMMENTS:

Please refrain from any discussion, comments only.

- The Commission expressed concerns about timelines for compliance, gray areas like probate ownership, and ensuring the system doesn't unfairly penalize owners maintaining their properties.

FUTURE AGENDA ITEM SUGGESTIONS (Board members may suggest topics for future meeting agendas, but the Board will not here discuss, deliberate, or take any action on these topics.)

Adjournment: 7:50 PM

Motion: Ms. Heusman

Second: Mr. Taylor