

**City of Bisbee  
 Planning and Zoning Commission Meeting  
 City of Bisbee Council Chambers  
 118 Arizona Street, Bisbee, AZ  
 August 21, 2025 @ 5:30 pm**

**Agenda**

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

**5:30 pm Call to Order**

**Roll Call - Commission Members**

	Present	Absent	Excused
Michael Ablin			
Charles Dellinger			
Douglas Dunn, Chair			
Alisia Espiriti			
Tim Foster			
Sandy Heusman, Vice-Chair			
VACANT			
Pete Skinner, Council Liaison			
J. Emanuel Stuart, Staff Liaison			
Xavier Rodriguez, Bldg. Inspector			

**CALL TO THE PUBLIC –**

**Agenda Item 1.**

**Review, Discussion and Possible Recommendation to Mayor and Council regarding an Application for the Transfer of Real City Property.**

Review and Discussion of an application for the Transfer of City property submitted by Charles Mills and a Statement of Interest submitted by Eliza Adams under City Code Section 2.6.9. Since multiple parties are interested in this property it will require a Public Auction at Regular City Council meeting.

- The requested property is a portion of the city owned property off of Locklin Avenue with no parcel number.
- The land area is approximately 3,484.80 square feet (0.080 acres more or less).

**A Possible Motion:** I move that the Planning and Zoning Commission recommend to Mayor and Council that they auction off the City Property

which is a portion of the city owned property off of Locklin Avenue with no parcel number approximately 3,484.80 square feet.

**Agenda Item 2.**

**Discussion and Possible Recommendation to Mayor and City Council regarding an Application for a Special Use Permit submitted by Andrew Bauer of Trulieve Bisbee for the Purpose of establishing a Medical Marijuana Dispensary.**

A Special Use Permit application has been submitted by Andrew Bauer of Trulieve Bisbee for the purpose of establishing a Medical Marijuana Dispensary at 1191 S. Naco Highway in Bisbee. The City of Bisbee Zoning Code, Article 10A Registered Non-Profit Medical Marijuana Dispensaries, requires a Special Use Permit for the establishment of a medical marijuana dispensary.

**All Public Notice Requirements have been met.**

- Staff Report
- Applicant Presentation
- Declare Public Hearing Open and Receive Public Comments:  
**Opposed / In Favor, Speaking time limit three (3) minutes per person.**
- Declare Public Hearing Closed
- Commission Discussion
- Any Additional Staff Comments/Recommendations
- Motion
- Discussion of Motion
- Vote

**A Possible Motion:** I move that the Planning and Zoning Commission recommend that Mayor and Council approve the Special Use Permit submitted by Andrew Bauer of Trulieve Bisbee for the purpose of establishing a Medical Marijuana Dispensary.

**Agenda Item 3.**

**Discussion and Possible Recommendation to Mayor and City Council regarding the proposed Amendment to the Zoning Code to create consistency for allowed uses.**

Discussion of the existing Zoning Code in section 5.2.3 CZone (Residential/Commerical). This states that any residential is allowed in Commercial Zones. Currently the Zoning Code Matrix restricts types of housing. The Mismatch between the table and the written rules in the zoning code can cause confusion.

**All Public Notice Requirements have been met.**

- Staff Report / Presentation of item
- Declare Public Hearing Open and Receive Public Comments:  
**Opposed / In Favor, Speaking time limit three (3) minutes per person.**
- Declare Public Hearing Closed
- Commission Discussion
- Any Additional Staff Comments/Recommendations
- Motion
- Discussion of Motion
- Vote

**A Possible Motion:** I move that the Planning and Zoning Commission recommend to Mayor and Council the proposed amendment to the Zoning Code to create consistency for allowed uses.

**STAFF COMMENTS: (No Discussion)**

**COMMISSIONER COMMENTS:**

Please refrain from any discussion, comments only.

**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:**

*Next Regular Meeting will be held on August 21, 2025, at 5:30pm.*

**Pursuant to A.R.S. § 38-431.02(H), The public will have physical access to Council Chambers 15 minutes before the meeting is scheduled to begin.**

***Anyone needing special accommodation to attend this meeting should contact the City Clerk office at (520) 520-432-6000 at least twenty-four hours before the meeting.***

***Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office at 118 Arizona Street, Bisbee.***