

**City of Bisbee
 Planning and Zoning Commission Meeting
 City of Bisbee Council Chambers
 118 Arizona Street, Bisbee, AZ
 October 16, 2025 @ 5:30 pm**

Action Agenda

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

Called to Order: 5:30 pm

Roll Call - Commission Members

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

CALL TO THE PUBLIC –

NONE

Agenda Item 1.

Introduction of New Member Cooper Raphael

The Commission welcomed Commissioner Cooper.

Agenda Item 2.

Review and Discussion of an application for the Transfer of City property submitted by Eli Hill under City Code Section 2.6.9

The requested property is located at 252 E Brewery Ave, Bisbee, AZ: approximately 11,268 square feet (approximately 0.26 acres).

MOTION: Mr. Ablin moved that the Planning and Zoning Commission recommend to Mayor and Council that they move forward with the sale of City Property Located at 252 E Brewery Ave, Bisbee, AZ: approximately 11,268 square feet as submitted.

SECOND: Ms. Heusman

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Discussion and Possible Recommendation to Mayor and City Council regarding an Application for a Special Use Permit submitted by Chris

Brinkmeyer to establish a remote tasting room at 202 Tombstone Canyon, Bisbee, AZ, in conjunction with the existing restaurant.

A Special Use Permit application has been submitted by Mr. Chris Brinkmeyer to establish a remote tasting room at 202 Tombstone Canyon, Bisbee, AZ, In conjunction with the existing restaurant.

All Public Notice Requirements have been met.

Staff Report

Staff presented the report.

Applicant Presentation

The applicant, Chris Brinkmeyer, presented the details of the Special Use Permit.

Declare Public Hearing Open and Receive Public Comments

Mr. Dunn declared the public hearing open.

Opposed/In Favor

Staff read a letter in favor of the project from Patricia and Chuck Coughlin.

Declare Public Hearing Closed

Mr. Dunn declared the public hearing closed.

Commission Discussion

The Commission discussed.

Any Additional Staff Comments/Recommendations

Staff answered the question that the SUP is not transferable to the next owner.

MOTION: Mr. Ablin moved that the Planning and Zoning Commission recommended to Mayor and Council to approve the Special Use Permit submitted by Mr. Chris Brinkmeyer to establish a remote tasting room at 202 Tombstone Canyon Bisbee, AZ, In conjunction with the existing restaurant.

SECOND: Ms. Heusman

Discussion of Motion

NONE

Vote

ROLL CALL VOTE:

AYES: Heusman, Ablin, Espiriti, Dellinger, Dunn, Heusman, Raphael

NAYS: NONE

MOTION PASSED: UNANIMOUSLY

STAFF COMMENTS: (No Discussion)

- Staff updated the Commission on the Old Douglas Road Special Use Permit property.
- Staff updated the Commission on the property on Center Avenue with the wall that collapsed into the wash.

- Staff reported how the City Council voted on the items that had gone before the Commission.

COMMISSIONER COMMENTS:

A Commissioner suggested that for item 2, the city seek out a second opinion of appraisal value for the parcel at 252 E Brewery Ave.

FUTURE AGENDA ITEM SUGGESTIONS

Mr. Rodriguez wanted to address future rules and regulations on camping on public property.

Mr. Rodriguez wanted to have a discussion regarding requiring more trees in the parking lot plans.

Mr. Dunn wants an update on the Bisbee Shade Tree Master Plan.

Adjournment: 6:19 PM