

**City of Bisbee  
Planning and Zoning Commission Meeting  
City of Bisbee Council Chambers  
118 Arizona Street, Bisbee, AZ  
November 20, 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: 5:31 PM by Doug Dunn**

**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       |        | X       |
| Emanuel Stuart, Staff Liaison     | X       |        |         |
| Xavier Rodriguez, Bldg. Inspector |         |        | X       |

**CALL TO THE PUBLIC –**

NONE

**Agenda Item 1.**

**Review and Discussion of an application for the Transfer of City property submitted by Steven Sugarman under City Code Section 2.6.9**

The requested property is a portion of the property located at 21 A Temby Avenue, Bisbee, AZ: approximately 3,102.90 square feet (approximately 0.07 acres).

**MOTION:** Ms. Raphael moved that the Planning and Zoning Commission recommend to Mayor and Council that they move forward with the sale of a portion of City Property Located at 21 A Temby Avenue, Bisbee, AZ: approximately 3,102.90 square feet.

**SECOND:** Mr. Foster

**MOTION PASSED: UNANIMOUSLY**

**Agenda Item 2.**

**Review and Discussion of an application for the Transfer of City Property submitted by John Roupe under City Code Section 2.6.9**

The requested property is located adjacent to APN 101-12-082H, Bisbee, AZ an unaddressed strip of land. The strip of land is approximately 30 feet.

**MOTION:** Mr. Foster moved that the Planning and Zoning Commission recommend to Mayor and Council that they move forward with the sale of a strip of City Property Located adjacent to APN 101-12-082H, Bisbee, AZ: approximately 30 feet.

**SECOND:** Ms. Raphael

**MOTION PASSED:** UNANIMOUSLY

**Agenda Item 3.**

Emanuel Stuart, City Planner gave an update on the General Plan Update. The Commission commented.

**Agenda Item 4.**

The City Planner gave an update on the Bisbee Shade Tree Master Plan. The Commission commented.

**STAFF COMMENTS: (No Discussion)**

Staff gave an update on Special Use Permit 25-02 submitted by Chris Brinkmeyer for Remote Tasting Room at 202 Tombstone Canyon, in conjunction with the existing restaurant that went before Mayor and Council for approval at their November 4<sup>th</sup> meeting.

**COMMISSIONER COMMENTS:**

A Commissioner commented on the General Plan and wondered about the timelines, expressing concern over the possibility of adopting the Plan slightly later than the 2025 date.

**FUTURE AGENDA ITEM SUGGESTIONS**

- A Commissioner suggested we review speed limits and address traffic calming measures on Tombstone Canyon as drivers tend to drive above the posted speed limit.
- Graffiti in Old Bisbee – How do we address it?

**Adjournment: 6:40PM**