

**City of Bisbee
 Planning and Zoning Commission Meeting
 Via Zoom Meeting Platform
 76 Erie Street, Bisbee, Arizona 85603
 March 18, 2021, @ 5:30 pm**

Action Agenda

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

Call to Order: 5:30PM

Roll Call - Commission Members

	Present	Absent	Excused
John Balas	X		
Douglas Dunn	X		
Sandy Heusman			X
Nancy Parana	X		
Jennifer Ryan	X		
Michael Schmitzer	X		
Mike Ablin	X		
Louis Pawlik – Council Liaison to the Commission			
Joe Ward – Staff Liaison to the Commission	X		

CALL TO THE PUBLIC –NONE

Agenda Item 1.

REVIEW AND DISCUSSION WITH POSSIBLE DIRECTION TO STAFF REGARDING AUXILIARY DWELLING UNITS.

- YouTube Video from City of Tucson
- Auxiliary Units are not a full dwelling (missing something).
- Dwelling Unit is a single unit providing complete independent living facilities for one or more persons, including permanent provision for living, sleeping, eating, cooking and sanitation.
- The City of Bisbee does not have a definition for Auxiliary Dwelling Units- we would have to define this ourselves.
- Commissioner Parana liked one of the examples given that a Unit can't be rented for less than ninety (90) Days.
- Commission Ryan like the example of Designation for Junior Auxiliary Dwellings which could accommodate tiny homes.
- Auxiliary Dwelling unit is a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger primary home. (Investopedia)
- Commissioner Parana commented that she also liked that each city (examples given) to have a different size for what an Auxiliary Unit size. 600sq.ft.; Definitely need to look at the size.

- Commission noted that they might need to define lot coverage and/or lot density.
 - American Planning Association defines Accessory Dwelling Unit is a smaller independent residential drawing unit located on the same lot as a standalone detached single family home.
 - Commissioner Schmitzer noted his concern that a lot of places in old Bisbee the sewer lines are over capacity and adding additional living unit with sanitary and cooking facilities was going to increase the output and the demand on the system.
 - Clean up code that are restrictive to ADU's – make it more ADU friendly.
- **Direction: Future Meeting Agenda with Action after Tucson passes their ADU regulations (sometime in May).**
- **Also, work towards what constitutes an ADU (definition).**

Agenda Item 2.

REVIEW AND DISCUSSION WITH POSSIBLE DIRECTION TO STAFF REGARDING RV PARKING.

- Intrusion in the Historic District in a lot of ways. Design Review Board will discuss this at their next meeting.
 - Commissioner Schmitzer commented that the Police needed to do their job regarding. Also, would like to discuss leaving units on property / commercial trailer/motor vehicles being parked on City street.
 - Commissioner Ablin spoke regarding parking passes to park RV's.
 - Commissioner Parana commented on inappropriate camping being done.
 - Commissioner Balas asked that staff look at Sierra Vista's Code in detail.
 - Commission Dunn spoke regarding derelict trailers that are all around.
- **Direction: Future Meeting Agenda Item.**

Agenda Item 3.

REVIEW AND DISCUSSION WITH POSSIBLE DIRECTION TO STAFF REGARDING INCREASING OFF-STREET PARKING ON UPPER OK STREET.

- Petition was received from Mr. Foster regarding increasing off-street parking on Upper Ok Street on January 13th.
- Mayor & Council discussed the petition at the January 19th Council Meeting: Mayor Budge that this be looked into by the City Manager and Department Heads to see what could be done and Council agreed that further research needed to be done.
- Survey has been ordered for the property and will be brought back to the Planning & Zoning Commission to hold a Public Hearing to sale property.

Mr. Ward explained what this item was regarding.

Mrs. Corvino spoke regarding increasing off-street parking. She has concerns on the direction that this was going.

Mr. Corvino spoke regarding increasing off-street parking. This was maybe not the outcome they were looking for. He would like this item to be tabled and let the petition go.

Mr. Ward stated that this was the owners having an opportunity to have parking.

Commissioner Dunn said that the petitioners have the right to withdraw the petition.

Commissioner Ablin stated that parking was a continuing problem and spoke regarding.

- **Direction: Commissioner Schmitzer made a recommendation that the PZ Commission wishes to drop this issue and have the City not put it up for sale.**

Mr. Ward stated that this was a preliminary discussion, this hasn't come before the Planning & Zoning Commission yet.

COMMISSIONER COMMENTS:

Please refrain from any discussion, comments only.

- **Commissioner Ablin noted that they had a positive discussion tonight. If they can continue to work together Bisbee could grow in a positive way.**
- **Commissioner Schmitzer stated that he received a Public Notice for Board of Adjustment meeting for 202 Brewery Avenue. Why did it not go to the Planning and Zoning Commission before it went to the Board of Adjustment.**
- **Commissioner Parana asked how many laterals would be added to the sewer for 202 Brewery Avenue.**
- **Commissioner Schmitzer would like the Board of Adjustment invitation be sent to the Planning and Zoning Commission.**

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

Adjournment: 7:00PM

John Balas

Mike Ablin