

City of Bisbee
Planning and Zoning Commission Meeting
Via Zoom Meeting Platform
76 Erie Street, Bisbee, Arizona 85603
June 17, 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	X		
Joe Ward – Staff Liaison to the Commission	X		

CALL TO THE PUBLIC – NONE

AGENDA ITEM 1.

PUBLIC HEARING TO RECONSIDER AN APPLICATION FOR TRANSFER OF CITY PROPERTY.

DISCUSSION AND POSSIBLE RECOMMENDATION TO THE MAYOR AND CITY COUNCIL
 CONSIDERATION OF A REQUEST FOR THE TRANSFER OF CITY PARCEL APN 103-72-051A LOCATED AT 8 OLD DOUGLAS ROAD. THE APPLICANT WISHES TO ACQUIRE THE CITY PARCEL FOR STORAGE OF TOOLS, EQUIPMENT AND OFFICE. THE PARCEL IS APPROXIMATELY 8,116 SQUARE FEET. THIS PARCEL IS ZONED C-1. ALL PUBLIC NOTICE REQUIREMENTS HAVE BEEN MEET.

PURSUANT TO ARTICLE 2.69 OF THE BISBEE CITY CODE, PRIOR TO THE SALE, EXCHANGE OR ABANDONMENT OF ANY CITY PROPERTY, THE PROPOSAL TO TRANSFER THE SUBJECT PROPERTY SHALL BE REFERRED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION BY THAT COMMISSION.

CALL FOR THE STAFF REPORT: MR. WARD STATED THAT THIS PIECE OF PROPERTY WAS ACROSS (ADJACENT) FROM THE MIDDLE SCHOOL ON OLD DOUGLAS ROAD. IT IS .19 OF AN ACRE 8,097 SQUARE FEET. THE PROPERTY IS C-1. THE CITY WOULD BE INTERESTED IN SELLING IT.

APPLICANT PRESENTATION: MR. ABLIN ASKED HOW HE WOULD BE ABLE TO GET INTO THE BUILDING TO INSPECT AND HOW THE CITY CAME UP WITH A MINIMUM BID OF \$30,000.

MR. WARD SAID THAT IT WAS COMMERCIAL PROPERTY AND IN A GOOD LOCATION AND THOUGHT THAT THE PRICE WAS A GOOD BEGINNING PLACE. THE CITY CAN OPEN IT UP AND LET MR. ABLIN INSPECT THE BUILDING.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENT: MR. DUNN DECLARED THE PUBLIC HEARING OPEN. NO PUBLIC COMMENTS RECEIVED.

DECLARE THE PUBLIC HEARING CLOSED: MR. DUNN DECLARED THE PUBLIC HEARING CLOSED.

CALL FOR COMMISSION DISCUSSION: THE COMMISSION DISCUSSED THE TRANSFER OF PROPERTY.

CALL FOR ANY ADDITIONAL STAFF RECOMMENDATIONS: MR. WARD SAID THAT THE CITY WOULD BENEFIT FROM SELLING THE PROPERTY.

**CALLED FOR A MOTION
CALL FOR DISCUSSION OF MOTION: NONE
CALLED FOR VOTE**

MOTION: MS. HEUSMAN MOVED THE PLANNING AND ZONING COMMISSION RECOMMEND TO MAYOR AND CITY COUNCIL THE TRANSFER OF APN 103-72-051A TO THE APPLICANT FOR APPROPRIATE CONSIDERATION WITH A MINIMUM BID PRICE SET AT \$30,000.

SECOND: MS. RYAN

ROLL CALL VOTE

AYES: BALAS, DUNN, HUESMAN, AND RYAN

NAYS: 0

MOTION PASSED: UNANIMOUSLY

AGENDA ITEM 2.

PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING CODE.

POSSIBLE RECOMMENDATION TO THE MAYOR AND COUNCIL.

CONSIDERATION OF A PROPOSED AMENDMENT TO THE ZONING CODE TO ESTABLISH SCREENS IN 6.4 WALLS AND FENCES IN THE BISBEE HISTORIC DISTRICT. ALL PUBLIC NOTICE REQUIREMENTS HAVE BEEN MET.

SCREENS:

THE PURPOSE IS TO PROVIDE AN OPPORTUNITY FOR RECREATIONAL COURTS AS ACCESSORY USES IN PUBLIC USE AND/OR COMMERCIAL HISTORIC DISTRICT, TO PROTECT THE INTEGRITY OF NEIGHBORING PUBLIC USE AND/OR COMMERCIAL AREAS, AND TO MITIGATE ANY DELETERIOUS IMPACTS ON PROXIMATE PROPERTIES.

SCREENS: A FIXED OR MOVABLE UPRIGHT PARTITION USED TO DIVIDE A ROOM, GIVE SHELTER FROM DRAFTS, HEAT, OR LIGHT, OR TO PROVIDE CONCEALMENT OF PRIVACY.

- 1. WHEREVER PRACTICABLE EMPLOY SCREENS WHICH CAN BE STORED OUT-OF-SIGHT WHEN NOT IN USE.**
- 2. DESIGN SCREENS TO MINIMIZE IMPACT TO THE APPEARANCE OF THE EXISTING BUILDINGS.**
- 3. DO NOT INSTALL PERMANENT SCREENS THAT BLOCK THE VIEW OF HISTORIC FACADES OR BLOCK SIGNIFICANT VIEW CORRIDORS.**
- 4. DO NOT INSTALL SCREENS THAT IMPACT NATURAL LIGHT TO NEIGHBORING PROPERTIES.**
- 5. PERMANENT SCREENS SHALL NOT EXCEED SIX (6) FEET ABOVE THE SURFACE THAT THEY PROTECT.**

6. **RECOMMEND INCORPORATING LANDSCAPING (PLANT MATERIAL) INTO THE SCREEN DESIGN.**
7. **THERE SHALL NOT BE ANY ADVERTISING ON SCREENS**

CALL FOR THE STAFF REPORT: **MR. WARD GAVE BACKGROUND ON HOW THIS CAME ABOUT.**

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENT: **MR. DUNN DECLARED THE PUBLIC HEARING OPEN. NO PUBLIC COMMENT WAS RECEIVED.**

DECLARE THE PUBLIC HEARING CLOSED: **MR. DUNN DECLARED THE PUBLIC HEARING CLOSED.**

CALL FOR COMMISSION DISCUSSION:
MS. RYAN WOULD LIKE TO STRIKE NUMBER SIX (6).
MS. HUESMAN WOULD LIKE TO STRIKE WHENEVER PRACTICABLE FROM NUMBER ONE (1).
MS. HUESMAN WOULD LIKE TO STRIKE PERMANENT FROM NUMBER FIVE (5).

CALL FOR ANY ADDITIONAL STAFF RECOMMENDATIONS: **NONE**
CALLED FOR A MOTION
CALL FOR DISCUSSION OF MOTION: **NONE**
CALLED FOR VOTE

MOTION: MR. DUNN MOVED THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO MAYOR AND COUNCIL A PROPOSED AMENDMENT TO THE BISBEE ZONING CODE TO ESTABLISH SCREENS IN 6.4 WALLS AND FENCES IN THE BISBEE HISTORIC DISTRICT TO INCLUDE REMOVING THE WORDING OF WHENEVER PRACTICABLE FROM NUMBER ONE (1), REMOVING THE WORDING OF PERMANENT FROM NUMBER FIVE (5), AND REMOVING NUMBER SIX (6) COMPLETELY.

SECOND: MR. BALAS

ROLL CALL VOTE

AYES: BALAS, DUNN, HUESMAN, RYAN, ABLIN

NAYS: 0

MOTION PASSED: UNANIMOUSLY

AGENDA ITEM 3.

REVIEW AND DISCUSSION WITH POSSIBLE DIRECTION TO STAFF REGARDING PARKING PLAN & STUDY FOR OLD BISBEE. (NEXT STEPS)

THE COMMISSION DISCUSSED THE NEXT STEPS REGARDING PARKING PLAN AND STUDY FOR OLD BISBEE.

- **HIRE MS. JUDY ANDERSON TO COMPIE A SINGLE REPORT**
- **WORK SESSION AFTER REPORT**
- **VERIFY NO CONFLICT WITH BIKE PATH PLAN**

AGENDA ITEM 4.

REVIEW, DISCUSSION AND UPDATE THE LANGUAGE FOR MOBILE FOOD VENDORS (FOOD TRUCKS) WITH POSSIBLE DIRECTION TO STAFF. (*GARBAGE SERVICE, SIGNS, RESTROOMS AND GENERATORS RUNNING*)

THE COMMISSION DISCUSSED THE LANGUAGE FOR MOBILE FOOD VENDORS (FOOD TRUCKS).

- **BRING BACK IN INCREMENTS**

COMMISSIONER COMMENTS:

PLEASE REFRAIN FROM ANY DISCUSSION, COMMENTS ONLY.

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: 6:18PM

JOHN BALAS

MIKE ABLIN