

**City of Bisbee
Planning and Zoning Commission Special Meeting
Via ZOOM Meeting Platform
January 20, 2022, @ 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	X		
John Balas	X		
Douglas Dunn	X		
Sandy Heusman			X
Nancy Parana			X
Michael Schmitzer	X		
VACANT			
VACANT – Council Liaison			
Doug Taylor, Staff Liaison			

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 10,890 Square Feet of City owned property adjacent to Ok Street. This is an unaddressed, vacant parcel described as APN 103-99-034C. The property is zoned R-1. The applicant is Jennifer and Wilton Deets.

All public notice requirements have been met.

- Staff Report **Mr. Taylor, staff liaison spoke**
- Presentation of Item **Mrs. Deets spoke regarding their request.**

- Declare the Public Hearing open and receive public comment:
Mr. Dunn declared the Public Hearing open

- Opposed/In Favor, Speaking time limit three (3) minutes per person.

Monica Patience spoke in opposition.

**Robert & Denise Corvino spoke in favor.
June Cabot spoke in favor.
Mike Foster spoke in favor.
Harlan Bast spoke in favor.**

- Declare the Public Hearing closed:
Mr. Dunn declared the Public Hearing closed.
No Additional comments will be made once the Public Hearing is closed.
- Commission discussion:
The Commission discussed.
- Additional Staff Comments/Recommendations.
Mr. Taylor spoke.
- Motion
- Discussion of Motion
- Vote

**MOTION: Mr. Balas moved to table this application.
Motion dies for a lack of a second.**

**MOTION: Mr. Ablin moved to move forward as the Deets have presented.
Motion dies for a lack of a second.**

MOTION: Mr. Dunn moved to table this to their next meeting

Mr. Dunn asked that staff bring a proposal to the Commission for action that coincides with separate recommendations that have not been incorporated into the motion proposed before the Commission.

SECOND: Mr. Schmitzer

Roll Call Vote:

Ayes: Mr. Ablin, Balas, Dunn and Schmitzer

Nays: 0

MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

**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 413.08 Square Feet of City owned property adjacent to 4 Spring Canyon- Queen Street Located Southeast of Tombstone Canyon, not yet established parcel number.

The property is zoned R-1. The applicant is Jeff and Melanie Begnoche.

All public notice requirements have been met.

- Staff Report: **Mr. Taylor, staff liaison spoke**

- Presentation of Item:
Mr. and Mrs. Begnoche spoke regarding their request.

Mr. Taylor asked for this item to be tabled until further research can be done on property that may be effected.

Commission moved to table and not proceed with Public Hearing.

- Declare the Public Hearing open and receive public comment:
Opposed/In Favor, Speaking time limit three (3) minutes per person.
- Declare the Public Hearing closed:
No Additional comments will be made once the Public Hearing is closed.
- Commission discussion
- Additional Staff Comments/Recommendations.
- Motion
- Discussion of Motion
- Vote

MOTION: Mr. Dunn moved to table this until a future meeting until staff can study this further.

SECOND: Mr. Balas

Roll Call Vote:

Ayes: Mr. Ablin, Balas, Dunn and Schmitzer

Nays: 0

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

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 120 Square Feet of City owned property adjacent to unaddressed parcel 103-60-245A. This is an unaddressed, vacant parcel described as APN 103-60-246. The property is zoned R-1. The applicant is Nancy Fowler-Crawley and Wells Crawley.

All public notice requirements have been met.

- Staff Report **Mr. Taylor, staff liaison spoke**
- Presentation of Item: **Applicant was not present**
- Declare the Public Hearing open and receive public comment:
Mr. Dunn declared the Public Hearing open.

Opposed/In Favor, Speaking time limit three (3) minutes per person.

No one spoke in opposition or in favor of this proposal.

- Declare the Public Hearing closed:
Mr. Dunn declared the Public Hearing closed.
No Additional comments will be made once the Public Hearing is closed.
- Commission discussion
The Commission discussed.
- Additional Staff Comments/Recommendations.
Mr. Taylor spoke asked for further time to study the property.
- Motion
- Discussion of Motion
- Vote

MOTION: Mr. Schmitzer moved to table this until next meeting after Mr. Taylor has had a chance to review the situation.

SECOND: Mr. Ablin

Roll Call Vote:

Ayes: Mr. Ablin, Balas, Dunn and Schmitzer

Nays: 0

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

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 Article 6 “General Provisions”, by Establishing a New Section 6.17 Entitled “Accessory Dwelling Units (ADU’s).

All public notice requirements have been met.

- Staff Report/ Presentation of Item **Mr. Taylor, staff liaison spoke**
- Declare the Public Hearing open and receive public comment:
Mr. Dunn declared the Public Hearing open.

Opposed/In Favor, Speaking time limit three (3) minutes per person.
No one spoke in opposition or in favor of this proposal.
- Declare the Public Hearing closed:
Mr. Dunn declared the Public Hearing open.
No Additional comments will be made once the Public Hearing is closed.
- Commission discussion
- **The Commission discussed.**

- Additional Staff Comments/Recommendations.
- Motion
- Discussion of Motion
- Vote

MOTION: Mr. Ablin moved to proceed as discussed.

SECOND: Mr. Balas

Moved that the Planning and Zoning Commission recommend to Mayor and Council a proposed amendment to the Zoning Code Article 6 “General Provisions”, by Establishing a New Section 6.17 Entitled “Accessory Dwelling Units (ADU’s).

Roll Call Vote:

Ayes: Mr. Ablin, Balas, Dunn and Schmitzer

Nays: 0

MOTION PASSED: UNANIMOUSLY

COMMISSIONER COMMENTS:

Please refrain from any discussion, comments only.

- **Mr. Balas asked that the commissioners write a letter of thank you to Ginger Ryan for her service and sign it.**

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.)

- **Changing Meeting Day from Thursday (Mr. Balas)**
- **Graffiti (Mr. Schmitzer)**
- **Airbnb’s: Business License and paying bed tax (Mr. Schmitzer)**
- **Building Permits: Online (Mr. Schmitzer)**
- **Zoom Meetings: Hybrid (Mr. Ablin)**

Adjournment: 6:45PM