

**City of Bisbee
 Planning and Zoning Commission Meeting
 City of Bisbee Council Chambers
 915 S. Tovreaville Road Bisbee, AZ
 November 17, 2022, @ 5:30 pm**

Action Agenda

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

**5:31 pm Called to Order Douglas Dunn
 Roll Call - Commission Members**

	Present	Absent	Excused
Michael Ablin	X		
John Balas	X		
David Cobb	X		
Douglas Dunn	X		
Sandy Heusman	---	---	X
Nancy Parana	---	---	X
Michael Schmitzer	X		
Mel Sowid, Council Liaison	---	---	X
Nina Williams, Deputy City Clerk	X		
Joe Ward, Bldg. Inspector/Code Enforcement	X		

CALL TO THE PUBLIC –None

Agenda Item 1.

Public Hearing and Discussion and Possible Recommendation to consider a rezoning application at 818 Tombstone Canyon.

Consideration of a request for a rezoning application for APN #103-610-123 located at 818 Tombstone Canyon from R-3 to C-3. Commercial Zoning will be a more appropriate zoning for this structure.

The City of Bisbee General Plan 2015 identifies the subject parcel as being located within the Historic Old Bisbee Planning Area. Objective 5-1i: Support land use, transportation, circulation, trains, and urban design improvements that will enhance the historic and cultural quality within this area and that will link this activity center with other areas of the City.

All public notice requirements have been met.

- Staff Report

Ms. Williams read Mr. Ward’s staff report.

Mr. Ward spoke regarding the rezoning

- Presentation of Item

Mr. Boochever spoke regarding the rezoning of 818 Tombstone Canyon

- Declare the Public Hearing open and receive public comment:

Mr. Dunn declared the Public Hearing open.

- **Ms. Deborah Young spoke in opposition of the rezoning; could get a special use permit or recommended C-1.**
- **Ms. Williams read letters of opposition and support**
 - **Mr. Budge suggested that it be rezoned to C-1**
 - **Ms. Reis was in opposition**
 - **Ms. Jones was in opposition**
 - **Ms. Gaffer was in opposition**

• Declare the Public Hearing closed:

Mr. Dunn declared the Public Hearing closed.

• Commission **Discussed**

• Additional Staff Comments/Recommendations.

MOTION: Mr. Ablin moved to change the current zoning to C-1

SECOND: Mr. Balas

Mr. Dunn wanted to add to the motion.

MOTION: Mr. Schmitzer moved to change the current zoning to C-1 limiting to a gallery or museum with light retail.

SECOND: Mr. Balas

Instead of amending the motion Mr. Schmitzer will make a new motion.

MOTION: Mr. Schmitzer moved to change the zoning from R-3 to C-1; limited to a gallery, museum with specialty retail store

SECOND: Mr. Balas

MOTION: Mr. Schmitzer amended his motion to include educational facility.

SECOND: Mr. Balas

ROLL CALL VOTE:

AYES: Albin, Balas, Cobb, Dunn and Schmitzer

NAYS: 0

MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

Public Hearing and Discussion and Possible Recommendation to the Mayor and Council.

Consideration of the Updated “Development Standards for Bisbee, Arizona Historic District”

The Design Review Board continues to set the standards for clarity and practicality, making the work of the Board easier, along with the applicants. These new standards provide property owners and the Board with concise information and realistic choices for appropriate rehabilitation and new construction.

All public notice requirements have been met.

• Staff Report

Mr. Ward spoke regarding the standards asked for 2 items to be struck from the document on page 14 and 22.

Ms. Williams also spoke regarding the standards.

• 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

• Commission **discussed**

MOTION: Mr. Ablin moved to table this until the next meeting.

SECOND: Mr. Schmitzer

ROLL CALL VOTE:

AYES: Albin, Balas, Cobb, Dunn and Schmitzer

NAYS: 0

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Public Hearing and Discussion and Possible Recommendation to the Mayor and Council.

Consideration of the proposed amendments to the Zoning Code in order to carry out full the provisions and intent of the new “Development Standards for the Bisbee, Arizona Historic District”.

The following Zoning Codes are recommended to be Amended and Added to reflect the new “Development Standards for the Bisbee, Arizona Historic District”.

- 2.6 Design Review Board
- 3.5 Architectural Design Review for Historic Preservation (HP) Overlay District
- 5.3 HP (Historic Preservation) Overlay Zone
- 6.15 Solar Energy Devices
- 7.5 Historic Preservation Overlay District Signs, Public Art, and Water Harvesting Regulations

The following Zoning Codes will be Amended to change the reference of Design Guidelines to reflect the new title of “Development Standards for the Bisbee, Arizona Historic District”.

- 6.13 Community Gardens
- 6.17 Accessory Dwelling Units (ADU)

All public notice requirements have been met.

- 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

- Commission **discussed**

MOTION: Mr. Ablin moved to table this until the next meeting.

SECOND: Mr. Dunn

ROLL CALL VOTE:

AYES: Albin, Balas, Cobb, Dunn and Schmitzer

NAYS: 0

MOTION PASSED: UNANIMOUSLY

STAFF COMMENTS: (No Discussion)

- RV's
- Percentage of Lot Coverage

COMMISSIONER COMMENTS:

Please refrain from any discussion, comments only.

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

Adjournment: 6:41PM