Planning and Zoning Commission Meeting Minutes
January 26, 2015

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 26, 2015, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Richard Sorenson and Commissioners Del Cave, Karen Conde, Chris Hamel, David Koopmann, Jacob Miller, and Clinton Underhill.

STAFF MEMBERS present included Laurie Lineberry, Community Development Director; Rodney Short, Assistant City Attorney; Alyssa Linville, Assistant Planner; Richard Munguia, Administrative Assistant.

Chairman Sorenson called the meeting to order at 4:30 p.m. and noted there was a quorum present.

ELECTION OF OFFICERS
Sorenson called for nominations for Chairman.
Commissioner Koopmann nominated Hamel.

MOTION
Motion by Koopmann to elect Chris Hamel as Chairman. Motion carried unanimously (7-0).

Sorenson called for nominations for Vice-Chairman.
Commissioner Hamel nominated Koopmann.

MOTION
Motion by Hamel to elect David Koopmann as Vice-Chairman. Motion carried unanimously (7-0).

CONSENT CALENDAR MINUTES
January 12, 2015

WITHDRAWALS BY APPLICANT
None

CONTINUANCES
None

APPROVALS
None

MOTION
Motion by Hamel, second by Underhill, to APPROVE the Consent Calendar, as presented. Motion carried (6-0-1), with Koopmann abstaining.

PUBLIC HEARINGS
ZONE-7938-2014: *This is a request by Charles Peterson and David Padrnos to rezone approximately 1.4 acres from the Light Industrial (L-I) District to the General Commercial (B-2) District. The property is located at 1700 S 1st Avenue in Yuma, Arizona.*

Alyssa Linville, Assistant Planner, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF
Hamel asked about the sight triangles required. **Linville** stated those sight triangles were required from Engineering.

Commissioner Underhill asked if road widening would become an issue. **Linville** stated that an encroachment permit would be issued to the property owner. **Koopmann** asked if encroachment permits would be used in this manner in the future. **Linville** said that was the intention of the Engineering department.

APPLICANT / APPLICANT'S REPRESENTATIVE
Charles Peterson, 3589 S. Cholla Drive, Yuma, Arizona, was available for questions

Dave Padrnos, 3091 Coronado Avenue, Yuma, Arizona, was also available for questions.

PUBLIC COMMENT
None

MOTION
Motion by Underhill, second by Miller, to APPROVE Case Number ZONE-7938-2014, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (7-0).

INFORMATION ITEMS

Staff
Laurie Lineberry, Community Development Director, stated that another staff member was leaving. There would be five planners instead of nine, and one planner would be going on maternity leave. Incoming cases would be monitored to ensure no staff members become overworked. **Commissioner Cave** asked if the planners would be replaced. **Lineberry** stated yes.

Lineberry thanked Sorenson for his previous year as chairman.

Commission
Koopmann congratulated Hamel.

Underhill asked if the redevelopment on 16th Street and 4th Avenue had spurred activity in the area. **Lineberry** said that activity like discussions and negotiations with property owners had been happening for a year and a half.

Cave asked if the CIP would be coming back. **Lineberry** said yes.

Public
None

ADJOURNMENT
The meeting was adjourned by motion of **Hamel,** second by **Koopmann,** at 4:46 p.m.

Minutes approved this 9 day of Feb, 2015.

Chairman