

**Planning and Zoning Commission Meeting Minutes
February 9, 2015**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, February 9, 2015, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Bobette Bauermann, Principal Planner; Jennifer Albers, Principal Planner; Rodney Short, Assistant City Attorney; Richard Munguia, Administrative Assistant.

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

CONSENT CALENDAR MINUTES

January 26, 2015

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

None

APPROVALS

None

MOTION

Motion by Cave, second by Koopmann, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (6-0).

PUBLIC HEARINGS

GP-7752-2014: *This is a General Plan Amendment request by John Sternitzke, on behalf of Christopher Orona, to change the land use designation from Medium Density Residential to High Density Residential for approximately 1.5 acres. The requested land use change is located at 2540 W. 5th Street. (This is the first of two public hearings.)*

Jennifer Albers, Principal Planner, summarized the staff report.

QUESTIONS FOR STAFF

Commissioner Cave asked why the city was involved if this property was still in the county. **Albers** said if there was a request to connect to city services, the property was required to conform to the general plan. This property did not have the zoning for the proposed use, and had to amend the general plan in order to connect to city services. **Cave** asked if this was being coordinated with the county. **Albers** said yes. If there is no annexation prior to development, a dual review is conducted, with the property requiring city standards to be met. **Cave** said he agreed with the comments on the yellow sheet.

Commissioner Koopmann said he felt 24 units might be too crowded.

APPLICANT / APPLICANT'S REPRESENTATIVE

John Sternitzke, 202 S. 1st Avenue, Yuma, Arizona, said there would be six buildings with four apartments each. That was how 24 units were reached. The proposed project meets city standards for parking. In order to do this project correctly, annexation was being sought. This area needs to improve; there are social issues – people loitering, law enforcement frequently in the area, traffic at all hours of the night.

Commissioner Sorenson asked about proposed ingress/egress. Sternitzke stated it would probably be off of 5th Street, and he was looking at possibly somewhere off of Avenue B.

PUBLIC COMMENT

Robert Rolle, 2900 W. 5th Street, Yuma, Arizona, said that the property was formerly in shambles and was in favor of the proposal. It would improve the neighborhood and he would be willing to help do whatever it takes to get this project completed.

Koopmann asked where his property was located. Rolle said his property was not displayed on the overhead map; it was further west. He was not a part of the 660-foot radius.

MOTION

Motion by Sorenson, second by Miller, to CLOSE Case Number GP-7752-2014. Motion carried unanimously (6-0).

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned by motion of Conde, second by Cave, at 4:47 p.m.

Minutes approved this 13 day of Feb, 2015.



Chairman