Planning and Zoning Commission Meeting Minutes
February 23, 2015

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, February 23, 2015, at the City of Yuma Public Works Training Room, 155 W. 14th Street, Yuma, Arizona.

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

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Jennifer Albers, Principal Planner; Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Richard Munguia, Administrative Assistant, and Lisa Ray, Administrative Assistant.

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

CONSENT CALENDAR MINUTES
February 9, 2015

WITHDRAWALS BY APPLICANT
None

CONTINUANCES
None

APPROVALS
None

MOTION
Motion by Sorenson, second by Conde, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (5-0).

PUBLIC HEARINGS
GP-7752-2014: *This is a General Plan Amendment request by John Sternitzke, on behalf of SJB Properties VI, LLC, (formerly 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 second of two public hearings.)*

Jennifer Albers, Principal Planner, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF
Commissioner Underhill asked if there were any statistics regarding an increase in density leading to more crime in the area. **Albers** said the only evidence were anecdotal comments, rather than statistical.

APPLICANT / APPLICANT'S REPRESENTATIVE
John Sternitzke, 202 S. 1st Avenue, Yuma, Arizona, said that some people that attended the neighborhood meeting were concerned with social issues. It was his intent to develop a well-lit, affordable development.

Hamel said that a lot of concerns were due to high crime and traffic. He felt that the proposed development will help to add light in that area and possibly spur other developments. **Sternitzke** stated that if there was enough light, there may be a good neighborhood response to any potential suspicious activity. He was also talking with the Yuma County Area Transit to have a bus stop nearby. There would also be some type of amenities for the potential tenants. There were several different options that were going to be explored to create a safer area, and would eventually annex into the city. **Hamel** stated that he thought the bus stop was a good idea.

Underhill asked about the ditch to the south of the property. **Sternitzke** stated that the ditch was property of the Bureau of Reclamation, and was formerly a canal that was undergrounded. **Underhill** said it would be nice to see that area utilized in the future. **Sternitzke** stated that there were plans to do something with that area, but it was not yet determined. **Underhill** stated that landscaping would be a good idea.

PUBLIC COMMENT
None

MOTION
Motion by Sorenson, second by Miller, to APPROVE Case Number GP-7752-2014. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff
Laurie Lineberry, Director of Community Development, stated that Del Cave's term ended January 31, 2015, and was being filled by a new commissioner, Alan Pruitt. The Mayor and Council are reviewing all of the City of Yuma Boards and Commissions and looking to interject new members in all of them.

Commission
Underhill said he understood bringing in new people, but hopefully the Mayor and Council looked into effectiveness, rather than time served. **Lineberry** stated that the Council receive the minutes from the Planning and Zoning Commission Meetings. Council receive the staff report and Planning and Zoning minutes from the hearing to decide each case. **Hamel** asked if the Planning and Zoning Commission served at the pleasure of the Council and could be replaced by Council. **Lineberry** said yes.

Public
None

ADJOURNMENT
The meeting was adjourned by motion of **Underhill,** second by **Sorenson,** at 4:48 p.m.

Minutes approved this 23 day of Mar, 2015.

Chairman