Planning and Zoning Commission Meeting Minutes
March 9, 2015

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, March 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 Karen Conde, David Koopmann, Jacob Miller, and Alan Pruitt. Commissioners Richard Sorenson and Clinton Underhill were absent

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development, Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Joy Everett, Senior Planner; Ahmed Abdullah, Associate Planner; and Rene Truax, Administrative Specialist.

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

Hamel introduced new commissioner Alan Pruitt.

CONSENT CALENDAR MINUTES
February 23, 2015

WITHDRAWALS BY APPLICANT
None

CONTINUANCES
None

APPROVALS
None

The minutes of February 23, 2015 were deferred to the meeting of March 23, 2015, due to a lack of quorum of members present for that meeting.

PUBLIC HEARINGS
ZONE-8343-2015: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154 to provide a definition of Community Garden and to include Community Garden as a permitted use within certain residential, commercial and industrial zoning districts.*

Joy Everett, Senior Planner, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF
Hamel stated that the text amendment was very detailed and addressed everything that could be a concern.

Commissioner Koopmann asked why Military Reserve was excluded. **Everett** stated that there were regulations in place that restricted the amount of people near airfields. **Koopmann**

said he did not know any zoning actions that had occurred on the base. **Lineberry** stated that the Marine Corps Air Station (MCAS) regulated the permitted uses in that zoning district. Any land that was zoned Military Reserve meant that the city would not regulate the uses within that district; it would fall under the jurisdiction of the Federal Government. If MCAS felt that community gardens were an acceptable use within the base, then they would be the ones to allow that use.

APPLICANT / APPLICANT'S REPRESENTATIVE
None

PUBLIC COMMENT
None

MOTION
Motion by Koopmann, second by Conde, to APPROVE Case Number ZONE-8343-2015. Motion carried unanimously (5-0).

ZONE-8402-2015: *This is a request by Ron Martin for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 09.02 to permit a variety of specific service-based uses as principal uses, permit a limited amount of retail as an accessory use, and clarify the distance requirement between industrial uses and residential uses and districts, in the Light Industrial District (L-I).*

Joy Everett, Senior Planner, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF
Hamel asked if there would be fewer conditional use permits (CUP), based on this request. **Everett** said yes.

Koopmann asked if this request would clean up some of the light industrial zoned areas that required CUPs for various businesses, specifically 24th Street. **Everett** said some uses would still require a CUP. **Koopmann** stated that he liked the 10% limitation on the retail sales as an ancillary use.

APPLICANT / APPLICANT'S REPRESENTATIVE
Ron Martin, 13131 S. Avenue 4 ½ E., Yuma, Arizona, said this request was long overdue. This request would ease the burden on the city and the property owners for CUPs, and was a step in the right direction. **Koopmann** concurred, adding that there was a lot of light industrial property that could be utilized.

PUBLIC COMMENT
None

MOTION
Motion by Miller, second by Conde, to APPROVE Case Number ZONE-8402-2015. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff

Lineberry stated that the Commission received a document that consisted of the Planning and Zoning Commission members, their original appointment dates, term expiration, and duties and responsibilities. **Hamel** stated that some of the original appointment dates were incorrect. **Lineberry** stated that this information came from the Clerk's Office; staff would be happy to make any corrections.

Commission

Koopmann wanted to thank Del Cave for his years of service as a Planning and Zoning Commission member, and thought that the City should commend Cave for his service. **Lineberry** stated that the City Council will be presenting him with a plaque, thanking him for his service. **Koopmann** stated he would like to attend that meeting. **Hamel** said it was interesting to see the variety of people, and their viewpoints, on the Commission.

Public

Everett introduced Ahmed Abdullah, Associate Planner, to the commission.

ADJOURNMENT

The meeting was adjourned at 4:52 p.m.

Minutes approved this 23 day of Mar, 2015.

Chairman