

Planning and Zoning Commission Meeting Minutes
April 4, 2016

A special meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 4, 2016, at the Yuma Police Department Community Room A & B, 1500 S. 1st Avenue, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, Kim Hamersley, David Koopmann, Alan Pruitt, Richard Sorenson, and Clinton Underhill.

STAFF MEMBERS present included Jennifer Albers, Principal Planner; Andrew McGarvie, Assistant City Engineer; Richard Files, Deputy City Attorney; Naomi Leeman, Senior Planner; Amelia Griffin, Administrative Assistant; and Stephanie Guzman, Administrative Assistant.

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

CONSENT CALENDAR MINUTES
March 28, 2016

WITHDRAWALS BY APPLICANT
None

CONTINUANCES
None

APPROVALS
None

MOTION
Motion by Sorenson, second by Underhill, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (7-0).

PUBLIC HEARINGS

GP-12351-2015: *This is a General Plan Amendment request by Dahl, Robins & Associates, Inc. on behalf of Valley Baptist Church to change the land use designation from Low Density Residential to Mixed Use for approximately 7.4 acres. The requested land use change is located at the northwest corner of 24th Street and 34th Drive. (This is the second of two public hearings.)*

Naomi Leeman, Senior Planner, summarized the staff report recommending **APPROVAL.**

QUESTIONS FOR STAFF

Commissioner Koopmann noted an error on page 2 of 5 on the staff report.

Koopmann said City staff should inform the new Commission members about changes on Right-of-Ways. **Richard Files, Deputy City Attorney,** noted that the City has turned back Right-of-Way in many instances and stated the subject should be added to another agenda. **Koopmann** agreed.

APPLICANT / APPLICANT'S REPRESENTATIVE

Pastor Glenn Connell, 1079 S. Avenue B, Lot 60, Yuma, AZ, was available for questions.

Chairman Hamel asked if the applicant had determined where the church would be located. **Connell** said his tentative plan was to sell either the north or the south 3 acres, and would utilize the remaining portion of the property that did not sell for the church.

PUBLIC COMMENT

None

MOTION

Motion by Sorenson, second by Pruitt, to APPROVE Case Number GP-12351-2016. Motion carried unanimously (7-0).

INFORMATION ITEMS

Staff

Jennifer Albers, Principal Planner, said staff would schedule a time to discuss changes on Right-of-Ways.

Commissioner Underhill asked who owned the vacant lot on 24th Street that was used for parking. **Andrew McGarvie, Assistant City Engineer,** stated that the City owned the parcel and it was a storm water basin. **Albers** said when 24th Street was fully developed the lot would be used for storm water retention but was currently being used for parking. **Hamel** asked about the additional dirt that was above the canal near the park on 24th Street. **McGarvie** stated that was owned by Brian Hall.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 4:42 p.m.

Minutes approved this 25 day of April, 2016



Chairman