

Planning and Zoning Commission Meeting Minutes
August 08, 2016

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 08, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Engineering Manager; Rodney Short, Assistant City Attorney; Robert Blevins, Principal Planner; Alyssa Linville, Senior Planner; Aubrey Trebilcock, Associate Planner, and Amelia Griffin, Administrative Assistant.

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

Hamel introduced new Commissioner Thomas Lund.

CONSENT CALENDAR MINUTES

June 27, 2016

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

None

APPROVALS

SUBD-14184-2016: *This is a request by Pro-Med of Yuma, LLC for approval of the preliminary plat for the Pro-Med Subdivision. This commercial subdivision will contain 9.13 acres and is proposed to create four lots. The property is located at the northwest corner of 24th Street and Ridgeview Drive, Yuma, AZ.*

SUBD-14339-2016: *This is a request by Dahl, Robins and Associates, on behalf of Park West Yuma Development LLC, for approval of the Final Plat for Park West Unit #3 Subdivision (formerly known as Park West Unit #5 Preliminary Plat). This subdivision will contain approximately 10.8 acres and is proposed to be divided into 36 residential lots, ranging in size from approximately 7,874 square feet to 14,915 square feet. The property is located at the southeast corner of 45th Avenue and 24th Street, Yuma, AZ.*

Hamel requested case # SUBD-14339-2016 to be moved into the public hearing portion of the meeting.

MOTION

Motion by Koopmann, second by Abplanalp, to APPROVE the Consent Calendar, deferring the minutes of June 27, 2016 to the next regular meeting, and moving case number SUBD-14339-2016 into the public hearing portion of the meeting.

Motion carried unanimously (4-0)

PUBLIC HEARINGS

SUBD-14339-2016: *This is a request by Dahl, Robins and Associates, on behalf of Park West Yuma Development LLC, for approval of the Final Plat for Park West Unit #3 Subdivision (formerly known as Park West Unit #5 Preliminary Plat). This subdivision will contain approximately 10.8 acres and is proposed to be divided into 36 residential lots, ranging in size from approximately 7,874 square feet to 14,915 square feet. The property is located at the southeast corner of 45th Avenue and 24th Street, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report recommending APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Commissioner Koopmann stated that this case was moved into the public hearing portion of the meeting because there was an understanding that there would be public comment and wanted to ensure that the public was outreached properly.

Blevins confirmed that there would not be any public comment.

MOTION

Motion by Abplanalp, second by Koopmann, to APPROVE Case Number SUBD-14339-2016. Motion carried unanimously (4-0).

ZONE-14155-2016: *This is a request by Bobette Bauermann, on behalf of the City of Yuma, to rezone approximately 1.86 acres from the Agriculture (AG) District to the Light Industrial (L-I) District. The property is located at 925 S. Arizona Avenue, Yuma, AZ.*

Alyssa Linville, Senior Planner, summarized the staff report recommending APPROVAL.

QUESTIONS FOR STAFF

Koopmann asked for clarification on who would utilize the property.

APPLICANT / APPLICANT'S REPRESENTATIVE

Bobette Bauermann, Heritage Area, stated that the property would be utilized by a non-profit organization for a food storage warehouse. She added that City Council approved a Declaration of Surplus and Real Property Exchange.

Koopmann asked if there would be any potential conflict in the future with the property zoned Light Industrial (L-I). **Bauermann** said no and stated that zoning the property Light Industrial (L-I) would be in conformance with the General Plan.

PUBLIC COMMENT

None

MOTION

Motion by Koopmann, second by Abplanalp, to APPROVE Case Number ZONE-14155-2016. Motion carried unanimously (4-0).

CUP-14130-2016: *This is a request by Sternco Engineers, Inc., on behalf of GH Dairy, for a revision to an existing Conditional Use Permit (CU2002-002) to expand the processing and warehousing facility located in the Heavy Industrial (H-I) District. The property is located at 2505 S. Industrial Avenue, Yuma, AZ.*

Alyssa Linville, Senior Planner, summarized the staff report recommending APPROVAL.

QUESTIONS FOR STAFF

Koopmann asked for clarification on where the additional parking spaces would be located. **Linville** stated the additional parking spaces would be along the southern portion of the property.

APPLICANT / APPLICANT'S REPRESENTATIVE

John Sternitzke, 202 S. 1st Avenue, Yuma, AZ, was available for questions.

Hamel asked if the expansion would increase vehicle traffic. **Sternitzke** said the expansion would have a minimum impact on traffic. **Hamel** asked what the additional building would be utilized for. **Sternitzke** said the additional building would be used to process the milk.

Koopmann commented that the expansion was good for the business and the community.

PUBLIC COMMENT

None

MOTION

Motion by Koopmann, second by Abplanalp, to APPROVE Case Number CUP-14130-2016. Motion carried unanimously (4-0).

CUP-14283-2016: *This is a request by Sternco Engineers, Inc., on behalf of RTB Enterprise LLP, to allow the manufacturing of thermal and acoustic insulation products within 600 feet of a residential zoning district and a residential use (InsulTech) in the Light Industrial (L-I) District. The property is located at 2180 S. Pacific Avenue, Yuma, AZ.*

Alyssa Linville, Senior Planner, summarized the staff report recommending APPROVAL.

QUESTIONS FOR STAFF

Koopmann asked if there was any conflict with the parking between this operation and Datepac. **Linville** said no and stated that staff did not see a conflict because of amount of parking spaces that exist on site.

APPLICANT / APPLICANT'S REPRESENTATIVE

John Sternitzke, 202 S. 1st Avenue, thanked staff for working with them. He explained that the new use of the building was different than the previous use. He added that occupying the building would be good for the property and would mitigate vandalism.

Hamel asked for clarification on when products would be delivered to the business. **Sternitzke** said the product would come in once a week and deliveries were made in smaller vehicles throughout the week. He added that the deliveries would have a minimum impact on traffic.

Commissioner Abplanalp asked if the business would have a noise impact. **Sternitzke** said no.

Hamel asked what the business has done to mitigate the vandalism. **Sternitzke** said occupying the building and the lighting on the property has decreased the amount of vandalism on the property.

Hamel commented that it was good to see vacant properties getting re-used.

PUBLIC COMMENT

None

MOTION

Motion by Abplanalp, second by Koopmann, to APPROVE Case Number CUP-14283-2016. Motion carried unanimously (4-0).

CUP-14175-2016: *This is a request by Sunnyside Construction, LLC on behalf of Dallas Aviation, LLC, for a Conditional Use Permit to allow a contractor's office and workspace in the Light Industrial (L-I) District within 600 feet of a residential zoning district and use. This request includes a request to reduce the required 20' setbacks along 3rd Avenue and 10th Street to 0' on 3rd Avenue and 10' on 10th Street, to grant the existing structures legal nonconforming status. The property is located at 290 W. 10th Street, Yuma, AZ.*

Aubrey Trebilcock, Principal Planner, summarized the staff report recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked for clarification on where parking would be located. **Trebilcock** said the majority of the space on the property would be used for the required parking. He added that there was an alley way that would be paved to the east of the property that comes off of 10th street. He also said they would be adding a garage door for three parking spaces on the southern side of the property.

Koopmann asked for clarification on why it was a requirement to pave all parking and vehicular access. **Trebilcock** stated that all parking and vehicular access must be paved in order to reduce airborne particulate matter.

APPLICANT / APPLICANT'S REPRESENTATIVE

Steve Pino, 4775 E. 30th Place, Yuma, AZ, was available for questions.

Hamel commented that it was nice to see properties getting taken care of.

Hamel asked where customer parking would be located. **Pino** said customers would park along 10th Street. **Hamel** commented that there were parking issues on 3rd Avenue.

Koopmann asked about the no parking issue on 3rd Avenue. **Andrew McGarvie, Engineering Manager**, said that the parking issue along 3rd Avenue had not been resolved. **Trebilcock** stated that majority of the business was along 10th Street and on-street parking was permitted on 10th Street.

PUBLIC COMMENT

None

MOTION

Motion by **Koopmann**, second by **Abplanalp**, to **APPROVE** Case Number **CUP-14175-2016**. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

Rene Truax, Administrative Support Supervisor, had an iPad discussion with the Commission.

Commission

Commissioner Koopmann apologized for his absences.

Public

None

ADJOURNMENT

The meeting was adjourned at 5:19 p.m.

Minutes approved this 22 day of August, 2016



Chairman