

**Planning and Zoning Commission Meeting Minutes
October 10, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 10, 2016, at the City of Yuma Council Chambers, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Vice-Chairman Richard Sorenson and Commissioners Lukas Abplanalp, David Koopmann, and Kim Hamersley. Chairman Chris Hamel, and Commissioners Thomas Lund, and Alan Pruitt 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, and Amelia Griffin, Administrative Assistant.

Vice-Chairman Sorenson called the meeting to order at 5:05 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES

September 26, 2016

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

SUBD-12260-2015: *This is a request by Dahl, Robins and Associates, Inc. on behalf of Fortuna de Oro, LLC, for approval of the preliminary and final plat for the Gomez Plaza Subdivision. This commercial subdivision will contain 13.89 acres and is proposed to create six lots. The property is located near the southeast corner of 16th Street and Sunridge Drive, Yuma, AZ. This case was continued from the January 25, 2016 Planning and Zoning Commission hearing. (Continued to the meeting of October 24, 2016)*

APPROVALS

None

MOTION

Motion by Koopmann, second by Abplanalp, to APPROVE the Consent Calendar as presented. Motion carried unanimously (4-0).

PUBLIC HEARINGS

CUP-15140-2016: *This is a request by Nicklaus Engineering Inc., on behalf of the Lebrecht Family Trust, for a Conditional Use Permit to allow a warehouse in the Light Industrial (L-I) District within 600 feet of a residential zoning district and use. This proposal includes an exception request for parts of two parking spaces to encroach 7.5 feet into the required 20 foot setback along 1st Avenue. The property is located at the northwest corner of 13th Street and 1st Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Commissioner Koopmann asked for clarification on Condition of Approval #5. Blevins explained that once the Lot Split on this property has been recorded, buildings on the property would have to meet the setbacks of the new property line. Laurie Lineberry, Director of Community Development, referred to the location map for the location of existing property lines.

APPLICANT / APPLICANT'S REPRESENTATIVE

John Tennies, 1289 S. 2nd Avenue, Yuma, AZ, was available for questions.

Victor Guzman, 1851 W. 24th Street, Yuma, AZ, was available for questions.

Matt Blythe, 1851 W. 24th Street, Yuma, AZ, was available for questions.

Commissioner Abplanalp asked if the applicant was in agreement with the Conditions of Approval. Guzman said yes.

Koopmann asked if there would be any issues with the proposed Lot Split on this property. Guzman said no.

PUBLIC COMMENT

None

MOTION

Motion by Abplanalp, second by Hamersley, to APPROVE Case Number CUP-15140-2016. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

Lineberry informed the Commission of National Community Planning Month and the activities staff was involved in that recognized National Community Planning Month.

Commission

Hamersley stated that she would like staff to present to the Commission possible attendance options and discuss the possibility of an alternative Commissioner. She requested to have this discussion added to the next Planning and Zoning Commission Meeting Agenda.

Public

None

ADJOURNMENT

The meeting was adjourned at 5:24 p.m.

Minutes approved this 24 day of October, 2016



Chairman