

**Planning and Zoning Commission Meeting Minutes**  
**August 27, 2018**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 27, 2018, at the City of Yuma Council Chambers, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present included Chairman Chris Hamel, and Commissioners Gregory Counts, Fred Dammeyer, Tyrone Jones, and Tiffany Ott. There are two vacancies.

**STAFF MEMBERS** present included Laurie Lineberry, Director of Community Development, Dan Symer, Assistant Director/Zoning Administrator; Rodney Short, Deputy City Attorney; Agustin Cruz, Senior Civil Engineer; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Alyssa Linville, Principal 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.

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**CONSENT CALENDAR**

**MINUTES** – August 13, 2018

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Jones, second by Counts, to APPROVE the Consent Calendar as presented. Motion carried (5-0).**

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**Laurie Lineberry, Director of Community Development,** informed the Commission that the applicant for the scheduled cases was not present.

**Hamel** requested staff to present the information item on the agenda and move the Public Hearings to the end of the meeting.

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**Jennifer Albers, Principal Planner,** presented a Major General Plan Amendment Primer.

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**PUBLIC HEARINGS**

**CUP-22695-2018:** This is a request by Mark Abel Architects PC, on behalf of Secundino Arellano Family Trust, for a conditional use permit to allow the addition of a secondary drive-through lane at the site of an existing fast food restaurant in the General Commercial (B-2) District, for the property located at 581 E. 16<sup>th</sup> Street, Yuma, Arizona.

**Alyssa Linville, Principal Planner,** summarized the staff report recommending **APPROVAL.**

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Brad Flahiff, 650 N. 99<sup>th</sup> Avenue, Avondale, Arizona,** was available for questions.

**PUBLIC COMMENT**

**Hamel** commented it was good to see redevelopment on vacant properties.

**MOTION**

Motion by Jones, second by Ott, to APPROVE Case Number CUP-22695-2018. Motion carried unanimously (5-0).

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**CUP-22696-2018:** This is a request by Mark Abel Architects PC, on behalf of Graham Real Estate II, LLC, for an amendment to an existing Conditional Use Permit (CU97-003) to allow the addition of a secondary drive-through lane at the site of an existing fast food restaurant in the Limited Commercial (B-1) District, for the property located at 1501 S. Avenue B, Yuma, Arizona.

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

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**MOTION**

Motion by Jones, second by Counts, to APPROVE Case Number CUP-22696-2018. Motion carried unanimously (5-0).

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**INFORMATION ITEMS**

Staff

Lineberry informed the Commission that staff has worked on reducing the size of the motions.

Commission

None

Public

None

**ADJOURNMENT**

The meeting was adjourned at 4:49 p.m.

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Minutes approved this 10 day of Sept, 2018

  
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Chairman