Planning and Zoning Commission Meeting Minutes
April 13, 2020

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, March 23, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present Chairman Chris Hamel, and Commissioners Gregory Counts, Barbara Beam, Lorraine Arney, Fred Dammeyer, Joshua Scott, and Janice Edgar.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Randall Crist, Director of DCD, Alyssa Linville, Assistant Director DCD; and Charysse Casillas, 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 23, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS –

1. **CUP-29400-2020:** This is a request by PM Design, on behalf of Hardknocks Limited Partnership, for a Conditional Use Permit to allow a drive-through for a restaurant in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located approximately 300 feet east of the southeast corner of E. 16th Street and Sunridge Drive, Yuma, AZ.

   Alyssa Linville, Assistant Director of DCD, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF
Hamel stated he appreciated the new business growth regardless of the presented circumstances with Covid-19.

APPLICANT / APPLICANT'S REPRESENTATIVE
Not Required

PUBLIC COMMENT
Not Required

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously (7-0).

PUBLIC HEARINGS – None

APPEAL HEARINGS –

1. **VAR-28966-2019:** This is an appeal of a previously denied variance, which was denied by the Hearing Officer on February 13, 2020. The Variance request was to reduce the rear yard setback from 10' to 6' 6", in the Low Density Residential (R-1-6) District, for the property located at 2784 S. 44th Trail, Yuma, AZ.

   Alyssa Linville, Assistant Director of DCD, summarized the staff report.

QUESTIONS FOR STAFF
Hamel questioned if the patio was attached to the structure, and if the corner of the patio had a standard 10' setback. **Linville** stated that the proposed attached patio would typically be subject to rear yard setback of 10'.

APPELLANT
Bryan Hall, 3064 S. Ave. B, Yuma, AZ, stated he did not agree with the denial of the 10' set back on the patio and added there would be no immediate impact to any neighboring property. **Hall** added there were two dwelling blueprints for this lot, but both proposed the same setback issue.

Hamel asked if the rear property was enclosed with a block wall and if the proposed encroachment was for patio cover or the supporting post. **Hall** said the proposed setback was to edge of the patio cover and that the foundation of the patio would be approximately one foot less than the cover.

Dammeyer referred to the staff report and questioned who previously divided the parcel. **Linville** clarified the property was one large parcel and was subdivided by the Developer.

Hamel and **Edgar** agreed to there being no impact on the aesthetic of the property when viewed from the rear property line.

Dammeyer inquired if Hall agreed to the Conditions of Approval listed in Attachment A of the staff report. **Hall** stated he was in agreement.

PUBLIC COMMENT
Not required

Motion by Dammeyer, second by Edgar, to APPROVE the Case Number VAR-28966-2019. Motion carried unanimously (7-0).

INFORMATION ITEMS
Staff
Linville presented the Interim Director of Community Development, **Randall Crist**.

Commission
None

Public
None

ADJOURNMENT
Hamel adjourned the meeting at 4:53 p.m.

Minutes approved this 27 day of April, 2020

Chairman