

Planning and Zoning Commission Meeting Minutes
March 25, 2019

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, March 25, 2019, at the City of Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel, and Commissioners Gregory Counts, Fred Dammeyer, Vinod Mohindra. Commissioners Shara Merten, and Tiffany Ott were absent. There is one vacancy.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Rodney Short, Deputy City Attorney; Agustin Cruz, Senior Civil Engineer, Robert Blevins, Principal Planner; Alyssa Linville, Principal Planner, Chad Brown, 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.

CONSENT CALENDAR

MINUTES – March 11, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

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

PUBLIC HEARINGS

SUBD-24804-2019: This is a request by Dahl, Robins and Associates, on behalf of Jakolin, LLC, for approval of the final plat for Villa Serena Subdivision, Unit 1. This phase of the subdivision contains approximately 21.3 acres and is proposed to be divided into 47 residential lots, ranging in size from approximately 9,120 square feet to 23,731 square feet. The property is located at the northwest corner of S. Avenue 6E and E. 48th Street, Yuma, AZ.

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

QUESTIONS FOR STAFF

Commissioner Counts asked if Lot 47 would be the temporary secondary access. **Blevins** said yes.

Counts asked if Lot 47 would be developed. **Blevins** explained that 48th Street and Avenue 6E were not paved. He added once the streets were paved, Lot 47 would be a saleable lot.

Hamel asked if there would be an entrance on west end of 46th Road. **Blevins** said no.

APPLICANT / APPLICANT'S REPRESENTATIVE

Dave Bickel, 1560 S. 5th Avenue, Yuma, AZ, said there would be a block wall at the west end of 46th Road.

PUBLIC COMMENT

None

MOTION

Motion by Mohindra, second by Dammeyer, to APPROVE Case Number SUBD-24804-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

CUP-24850-2019: This is a request by Amy and Clint Harrington, on behalf the Cal and Joanne Harrington FLP, for a Conditional Use Permit to allow a gymnasium/health studio, The Beast Factory CrossFit Gym, in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 2185 East Palo Verde Street, Yuma, AZ.

Chad Brown, Associate Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked if the entire lot was paved. **Brown** explained that the majority of the lot was undeveloped.

Hamel noted that the Yuma County Fairgrounds owned the fencing along the fairgrounds.

APPLICANT / APPLICANT'S REPRESENTATIVE

Anthony Sierra, 4880 W. Clip Street, Yuma, AZ, was available for questions.

Hamel commented this property was in a light industrial area and the proposed use would not create any noise issues.

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Mohindra, to APPROVE Case Number CUP-24850-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 4:43 p.m.

Minutes approved this 8 day of April, 2019



Chairman