

**Planning and Zoning Commission Meeting Minutes
January 27, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 27, 2020, at the Public Works Training Room, 155 W. 14th St., Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Hamel, Vice-Chairman Dammeyer and Commissioners Gregory Counts, and Jacqueline Follmuth, Commissioner Mohindra was absent. There are two vacancies.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Agustin Cruz, Senior Civil City Engineer; Alyssa Linville, Assistant Director DCD / Zoning Administrator; Robert Blevins, Principal Planner; Amelia Griffin, Assistant Planner; Jennifer Albers, Principal Planner; Charysse Casillas, Administrative Assistant; and Jessenia Juarez, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:51 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – December 9, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Dammeyer, second by Counts, to APPROVE the Consent Calendar as presented. Motion carried unanimously (4-0, with 1 absent).

PUBLIC HEARINGS

GP-28531-2019: This is a request by the City of Yuma to adopt the 2020 Tree and Shade Master Plan. This policy document outlines the benefits of trees, an analysis of existing conditions, a vision for the future, and an implementation plan as it specifically relates to our community. The Plan is in accordance with the 2016 Parks & Recreation Master Plan and the City of Yuma 2012 General Plan. (Continued from January 13, 2020.)

Alyssa Linville, Assistant Director DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel commented he was happy to see the involved groups taking ownership of such a lofty plan.

Dammeyer asked if any grants were received and if those grants were deducted from the total of the budget allocation. **Linville** said the Parks and Recreation department were actively applying for grants and had received one for \$200,000, but she was not aware if this was deducted.

APPLICANT / APPLICANT'S REPRESENTATIVE

Not Required

PUBLIC COMMENT

None

MOTION

Motion by Follmuth, second by Dammeyer to APPROVE Case Number GP-28531-2019. Motion carried unanimously (4-0, with 1 absent).

GP-27420-2019: This is a General Plan Amendment request by Core Engineering Group on behalf of the Susan Lee Battaille Trust, to change the land use designation from Medium Density Residential to Commercial for approximately 2.82 acres for property located at 7600 E. 32nd Street. (This is the second of two public hearings.) (Continued from January 13, 2019.)

Jennifer Albers, Principal Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Dammeyer to APPROVE Case Number GP-27420-2019. Motion carried unanimously (4-0, with 1 absent).

ZONE-28098-2019: This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, to rezone a 19.3-acre parcel from Agriculture (AG) to Low Density Residential (R-1-6), for the property located east of the southeast corner of Avenue 8½E and 40th Street. (Continued from January 13, 2020.)

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Najeh Edais, 3075 S. Ave. 4E, Yuma, AZ, thanked staff and was available for questions.

Hamel asked if the applicant would be extending the road.

Edais stated he had spoken with Engineering and had come to an agreement to extend the road.

PUBLIC COMMENT

None

MOTION

Motion by Dammeyer, second by Follmuth to APPROVE Case Number ZONE-28098-2019. Motion carried unanimously (4-0, with 1 absent).

ZONE-28275-2019: This is a request by Kerry A. Schimpf, on behalf of The Nelson Family Trust, 4/13/95 and Kerry & Gail Schimpf Trust, 11-19-03, and Kyle P. Nelson, to rezone approximately 14.9 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District, while maintaining the existing Aesthetic Overlay (AO) District, for the properties located north of the intersection of E. 8th Street and S. Castle Dome Avenue, Yuma, AZ. (Continued from January 13, 2020.)

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Kerry Schimpf, 2295 Fletcher Parkway, #200, El Cajon, CA, gave a presentation on the proposed project.

Hamel expressed his satisfaction with seeing new construction and business in this portion of the City.

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Follmuth to APPROVE Case Number ZONE-28275-2019. Motion carried unanimously (4-0, with 1 absent).

INFORMATION ITEMS

Staff

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, reminded the Commission their attendance is important due to the few Commissioners available.

Hamel said he was not available for the Planning and Zoning Meeting on February 10, 2020, and advised staff to make the necessary arrangements for the continuation.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

Minutes approved this 27 day of July, 2020



Chairman