



Summary
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza
Monday, October 28, 2019, 4:30 p.m.

CALL TO ORDER **4:30 PM**

CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

September 23, 2019 (3 of 5 required: *Hamel, Dammeyer, Counts, Whitehead, Follmuth*)

October 14, 2019 (3 of 4 required: *Hamel, Counts, Follmuth, Whitehead*)

WITHDRAWALS BY APPLICANT –

1. **CUP-25030-2019:** This is a request by Martin Guzman, on behalf of Francisco and Irene Guzman, for a Conditional Use Permit to allow multiple mobile food vendors on one commercial property in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 1744 S. Pacific Avenue, Yuma, Arizona.

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS – NONE

Motion by Counts, second by Mohindra, to APPROVE the Consent Calendar as presented. The motion carried by the following vote:

Aye: 5 – Chairman Hamel, Commissioner Counts, Commissioner Follmuth, Commissioner Ott, and Commissioner Mohindra

Absent: 2 -- Vice-Chairman Dammeyer and Commissioner Whitehead

PUBLIC HEARINGS – The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case. As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate.

1. **CUP-27502-2019:** This is a request by GL Thomas Investments, LLC, for a Conditional Use Permit for an office and job training facility in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 4457 E. Gila Ridge Road, Yuma, AZ.

Motion by Ott, second by Mohindra, to APPROVE Case Number CUP-27502-2019. Motion carried by the following vote:

Aye: 5 – Chairman Hamel, Commissioner Counts, Commissioner Follmuth, Commissioner Ott, and Commissioner Mohindra

Absent: 2 -- Vice-Chairman Dammeyer, Commissioner Whitehead

2. **CUP-27617-2019:** This is a request by Kimberly Radin, on behalf of Southgate Mall, LLC, for a Conditional Use Permit to allow a drive-through for Dutch Brothers Coffee, on a 34,616 square foot parcel in the General Commercial (B-2) District, for the property located at the southwest corner of S. 4th Avenue and Catalina Drive, Yuma, AZ.

Motion by Counts, second by Follmuth, to APPROVE Case Number CUP-27617-2019. Motion carried by the following vote:

Aye: 5 – Chairman Hamel, Commissioner Counts, Commissioner Follmuth, Commissioner Ott, and Commissioner Mohindra

Absent: 2 -- Vice-Chairman Dammeyer, Commissioner Whitehead

3. **ZONE-27555-2019:** This is a request by Dahl, Robins and Associates, Inc., on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, to rezone approximately 455.88 acres from the Agriculture (AG) District to the Low Density Residential (R-1-6) District, the Medium Density Single-Family Residential (R-2-5) District, and the General Commercial (B-2) District, for the properties located at the northeast corner, southeast corner, and southwest corner of Avenue 7E and 44th Street, Yuma, AZ.

Motion by Counts, second by Mohindra, to APPROVE Case Number ZONE-27555-2019. Motion carried by the following vote:

Aye: 5 – Chairman Hamel, Commissioner Counts, Commissioner Follmuth, Commissioner Ott, and Commissioner Mohindra

Absent: Vice-Chairman Dammeyer, Commissioner Whitehead

INFORMATION ITEMS

1. STAFF
2. COMMISSION
3. PUBLIC – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN 4:52 PM

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).