

Planning and Zoning Commission Meeting Minutes
April 24, 2023

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 24, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice Chairman Loraine Arney and Commissioners Branden Freeman, Joshua Scott, Edgar Olvera, and John Mahon. Commissioner Ashlie Pendleton was absent.

STAFF MEMBERS present included; Emily Hart, Assistant City Attorney; Alyssa Linville, Director of Planning; Jennifer Albers, Assistant Director of Planning; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-nunez, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – March 13, 2023

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Lorraine Arney, second by Branden Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.

Action Items–

CUP-41135-2023: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Panera Bread, for a Conditional Use Permit to allow the use of a drive-through restaurant with an exception request to reduce the 4th Avenue setback from 10 feet to 6 feet for the drive-through lane, in the General Commercial/Infill Overlay (B-2/IO) District. The property is located on the southeast corner of 15th Street and 4th Avenue, Yuma, Arizona.*

Erika Peterson, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Chris Hamel asked if the original site plan was option A. **Peterson** replied no, and clarified that the difference between the site plans was the access to the drive-through lanes, and that amended option A & option B eliminated three parking spaces.

APPLICANT/APPLICANT'S REPRESENTATIVE

Christopher Robins, Dahl Robins & Associates, 1560 S. 5th Ave, Yuma, AZ, was available for questions. **Robins** mentioned that the revised site plans were to improve traffic circulation in the area, and to adjust for power line locations, and it was a response to comments from neighbors.

Hamel asked about the relocated trash enclosure **Robins** stated that it would make it easier for trash pickup.

Commissioner John Mahon asked if there was a preference between amended site plan A & B. **Peterson** stated that both site plans were acceptable, subject to the conditions of approval.

PUBLIC COMMENT

Tom Pancrazi, Pancrazi Real Estate, 350 W. 16th Street, Suite B2, Yuma, AZ, works in the building adjacent to the proposed project and stated that he preferred amended proposed site plan A because it allows for more parking and landscape screening.

Motion by Branden Freeman, second by Joshua Scott to APPROVE CUP-41135-2023 including the amended proposed site plans. Motion carried unanimously, (6-0) with one absent.

INFORMATION ITEMS

Staff

None

Commission

None

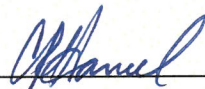
Public

None

Chairman Hamel called the commission into an executive session at 4:43P M.

ADJOURNMENT

Minutes approved this 8 day of May, 2023



Chairman