

**Planning and Zoning Commission Meeting Minutes
June 26, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 26, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Andrew McGarvie, Engineering Manager; John LeSueur, Assistant City Attorney; Amelia Dombay, Senior Planner; Erika Peterson, Associate Planner, and Lizbeth Sanchez, Administrative Specialist.

Vice Chairman Lorraine Arney called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – June 12, 2023

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Joshua Scott, second by Branden Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with three absent.

Commissioner Edgar Olvera arrived at 4:32 P.M

Action Items–

CUP-41351-2023: *This is a request by Ibrahim Osman, PLLC, on behalf of Delon Ablahad, for a Conditional Use Permit to allow a drive-through for retail sales of alcohol in the General Commercial (B-2) District. The property is located at 2411 S. 4th Avenue, Yuma, Arizona*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Irving Perez, 183 E. 24th Street, Yuma, AZ, was available for questions.

Commissioner Branden Freeman congratulated Perez on the proposed project and said that he was happy for the revitalization of the property.

PUBLIC COMMENT

None

Motion by Branden Freeman, second by Ashlie Pendleton to APPROVE CUP-41351-2023 as presented. Motion carried unanimously, (5-0) with two absent.

CUP-41384-2023: *This is a request by Dahl, Robins & Associates, Inc. on behalf of PJT, LLC, for a Conditional Use Permit to allow a drive-through for a new Starbucks restaurant, in the Limited*

Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at the northwest corner of 20th Street and Avenue B, Yuma, Arizona.

Amelia Domby, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Christopher Robins, 1560 S. 5th Avenue, Yuma Arizona, was available for questions.

PUBLIC COMMENT

None

Motion by Branden Freeman second by Joshua Scott to **APPROVE CUP-41384-2023** as presented. Motion carried unanimously, (5-0) with two absent.

INFORMATION ITEMS

Staff

Associate Planner, Erika Peterson was available to answer any questions regarding the City of Yuma General Plan Annual Status Report 2022, that was provided as part of the hearing agenda.

Commissioner Branden Freeman asked for an update regarding the partnership between the City of Yuma and the Marine Corps Air Station to develop a compatible land use study, Alyssa Linville, Director of Planning & Neighborhood Services said that the City of Yuma is actively pursuing a grant with the Office of Local Defense Community Cooperation and that more updates would come next fiscal year.

Commissioner Branden Freeman asked for the location of the new Traffic Operator Center. Andrew McGarvie, Engineering Manager, said that the center would be in the Public Works building.

Commission

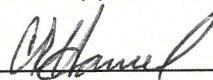
None

Public

None

Vice-Chairman Lorraine Arney adjourned the meeting at 4:42 PM.

Minutes approved this 10 day of July, 2023



Chairman