

**Planning and Zoning Commission Meeting Minutes
July 10, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, July 10, 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 Lorraine Arney and Commissioners Joshua Scott, Branden Freeman, John Mahon and Ashlie Pendleton. Commissioner Edgar Olvera was absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Emily Hart, Assistant City Attorney; Robert Blevins, Principal Planner; Zenia Fiveash, 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 – June 26, 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-41432-2023: *This is a request by Dahl, Robins, and Associates, Inc., on behalf of Skyview Cooling Co. of Yuma, LLC, for a Conditional Use Permit to allow a Pilot Travel Center, with an exception to reduce the west side Avenue 3E setback from twenty feet to zero feet, in the Light Industrial (L-I) District, for the property located at the southeast corner of Gila Ridge Road and Avenue 3E, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Chairman Hamel mentioned that he liked the design of the proposed project.

Commissioner Freeman asked if the traffic study took into consideration data from the new Maverick gas/convenience store that would be developed nearby. **Andrew McGarvie, Engineering Manager** referred question to the applicant, as the right-of-way and traffic study are under the Arizona Department of Transportation jurisdiction.

APPLICANT/APPLICANT'S REPRESENTATIVE

Jack Ramer, Pilot Travel Centers, 5508 Lonas Dr., Knoxville TN, was available for questions, and stated that the traffic study incorporates data from background traffic.

PUBLIC COMMENT

None

Motion by Branden Freeman, second by Joshua Scott to APPROVE CUP-41432-2023 as presented. Motion carried unanimously, (6-0) with one absent.

ZONE-41390-2023: This is a request by Kathleen Chernek, on behalf of Brandy Rico to rezone one parcel, approximately .3 acres, from the Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1704 S. Maple Avenue, Yuma, AZ.

Zenia Fiveash, Assistant Planner summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Kathleen Chernek was available for questions.

PUBLIC COMMENT

None

Motion by Joshua Scott second by Ashlie Pendleton to APPROVE ZONE-41390-2023 as presented. Motion carried unanimously, (6-0) with one absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

Chairman Chris Hamel adjourned the meeting at 4:42 PM.

Minutes approved this 14 day of August, 2023



Chairman

