

Jim Harris, Chairman
Lucas Still, Vice-Chairman
Mychal Gorden
Doug Hardy
John Kendig
Dan McGowan
Chad Nelson

Don Bergen, Alternate

Leo Biasiucci, Alternate
Christy Cunningham, Alternate



Lake Havasu City
Police Facility
2360 McCulloch Blvd North
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, July 19, 2017

9:00 AM

1. CALL TO ORDER

Mr. Schmeling called the meeting to order at 9:04 a.m.

2. PLEDGE OF ALLEGIANCE

Commission Member Gorden led in the Pledge of Allegiance.

3. ROLL CALL

Alternate Members Cunningham and Biasiucci were seated. In the absence of the Chairman and Vice-Chairman, Member Dan McGowan moved to appoint Member Gorden as Chairman, seconded by Member Cunningham, and unanimously approved.

Present: 4 - Mychal Gorden, Christy Cunningham, Dan McGowan and Leo Biasiucci

Absent: 6 - Lucas Still, Jim Harris, John Kendig, Chad Nelson, Donald Bergen and Doug Hardy

4. MINUTES

None.

5. CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Schmeling announced that at the last council meeting the City Council approved the rezoning from C-1/PD to C-1 on Park Avenue. He said staff has not been notified of any potential development for the site but the Council did approve the rezoning unanimously.

Mr. Schmeling introduced Ms. Maria LaFrano who has assumed the duties as the Planning & Zoning Commission secretary.

6. PUBLIC HEARING

[ID 17-1289](#) A Request for a Preliminary Subdivision Plat for River Ranch Villas Being a Replat of Tract 2376-A, Reducing the Number of Lots From 32 to 23 Including Common Parcels for a Swimming Pool and Guest Parking.

Mr. Schmeling advised that the property is located on the corner of Kearsage Drive and Outpost Drive. He reviewed the property’s history which started as a multi-family development in 2005 with private streets and parcels for parking and a swimming pool. Mr. Schmeling stated that the original developers were going to build two-story homes; however, the new owner is pursuing a new style with wider lots for one-story homes. Mr. Schmeling noted that the property lines for the three houses already built there would not change.

Mr. Lee Johnson, applicant, addressed the Commission and added that Lot 19 would also remain as a two-story lot as there was no way to reconfigure the property; however, all of the remaining properties would change to one-story homes with RV garages.

Chairman Gorden opened the public hearing. Hearing none, he closed the public hearing.

Mr. Schmeling advised that staff finds the proposed Preliminary Plat meets all the requirements within Title 13, and based on the findings, the Development Review Committee recommends that Preliminary Plat for River Ranch Villas, replat of Tract 2376-A, be approved.

Member McGowan asked if all the utilities and driveways would remain the same, to which Mr. Schmeling explained that all of the private streets and utilities have been installed and would not change.

Member Biasiucci moved to approve land use action ID#17-1289 approving the Preliminary Subdivision Plat for River Ranch Villas being replat of Tract 2376-A, reducing the number of lots from 32 to 23, including common parcels for a swimming pool and guest parking, seconded by Member McGowan, and carried by the following vote.

Aye: 4 - Gorden, Cunningham, McGowan and Biasiucci

Absent: 6 - Still, Harris, Kendig, Nelson, Bergen and Hardy

7. CALL TO PUBLIC

There were no requests to address the Commission.

8. FUTURE MEETING

Tuesday, August 2, 2017 - CANCELED

Tuesday, August 16, 2017 at 9:00 a.m. – Regular Meeting

9. ADJOURNMENT

Chairman Gorden adjourned the meeting at 9:16 a.m.

Mychal Gorden, Acting Chairman

Maria LaFrano, Recording Secretary