

Jim Harris, Chair
Tiffany Wilson, Vice Chair
Suzannah Ballard
Joan Dzuro
Paul Lehr
Gabriele Medley
JP Thornton
Phil Annett, Alternate
Mary Costa, Alternate
Lonnie Stevenson, Alternate



Lake Havasu City
Council Chambers
92 Acoma Boulevard South
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, April 1, 2026

9:00 AM

1. CALL TO ORDER

Chair Harris called the meeting to order at 9:05 a.m.

2. PLEDGE OF ALLEGIANCE

Chair Harris led the Pledge of Allegiance.

3. ROLL CALL

Present: 8 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Tiffany Wilson, Jim Harris, Gabriele Medley, JP Thornton and Phil Annett

Absent: 2 - Lonnie Stevenson and Mary Costa

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert provided an update on the 2026 General Plan Update (GPU), noting the draft is currently in the 60-day review period. Comments will be accepted online through April 18, 2026. He encouraged the Commissioners and public to participate. Public service announcements are airing on Radio Central stations and Staff will be on Speak Out on April 8, 2026. He gave an update on upcoming GPU events.

5. MINUTES

[ID 26-5166](#) Approval of the Minutes of the February 18, 2026, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Commissioner Ballard moved to approve the Minutes of the February 18, 2026, Planning & Zoning Commission Regular Meeting, seconded by Vice Chair Wilson. The motion passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Harris, Medley and Thornton

6. PUBLIC HEARING

Chair Harris provided an overview of the Public Hearing process.

[ID 26-5154](#) Request to Approve Resolution No. 26-02 Amending Tract 2226

Parking-in-Common Masterplan for 2795 Arcadia Drive, Tract 2226, Block 15, Lots 5 & 6, to Eliminate 4 Parking Spaces to Allow Access to Front Facing Garage Doors (Trevor Kearns)

Planner Trevor Kearns reviewed the Staff Report [displayed PowerPoint], highlighting the following:

- The subject property is located on the northeast corner of Arcadia Drive and Kiowa Boulevard N.
- It, along with the lots to the west and north, are zoned Limited Commercial - North Kiowa Overlay District (C1-NKO) and developed as commercial uses or vacant. The properties to the east and south are developed for residential use.
- The existing Parking-in-Common plan (PIC) has a 75-foot front setback for shared parking and access aisles, a 100-foot building area, and a 75-foot rear setback for outdoor accessory storage.
- The existing PIC provides 16 parking spaces on the two lots.
- To amend the PIC, approval from at least 75% of the property owners within the block is required. Approvals from 100% of the owners were provided.

The applicant's Letter of Intent requests to amend the existing Tract 2226 PIC Masterplan to allow a building with two, 14-foot-wide garage doors facing Kiowa Boulevard N. The PIC amendment would eliminate the parking spaces in front of the garage doors to allow access. The proposed plan provides 14 regular parking spaces and one van accessible ADA space, for a total of 15 parking spaces. Staff did not receive any objections to the request from any reviewing agencies.

With no questions from the Commission, Chair Harris invited the applicant to the podium.

Ivan Betancourt, Selberg Associates, stated the presentation covered the key points, noting the intent is for the building to be an office/warehouse for a contractor.

Chair Harris inquired about the need for the garage doors at the front. Mr. Betancourt explained they will offer ease of access for vehicles from the front parking lot instead of the rear alley.

Chair Harris opened the Public Hearing. With no comments, he closed the Public Hearing.

Mr. Kearns reviewed the recommended Code Compliance Conditions:

1. The development shall substantially match the Amended Parking-in-Common Masterplan attached as Exhibit A.
2. Design Review, to ensure compliance with all applicable City codes, including driveway locations and parking, is required prior to development of the

properties.

3. Any deed restrictions that need to be amended are required to be recorded with Mohave County.

Vice Chair Wilson asked for clarification of the requested parking spots verses the number provided under the current PIC plan.

Mr. Kearns explained the PIC offers a parking reduction because it is shared. Under the current plan, the two subject lots would provide 16 parking spaces. The proposed amendment provides 14 regular spaces and one ADA space, noting that PIC plans don't typically show designated ADA spaces. With 15 total parking spaces, they are very close to what the current PIC plan provides.

Chair Harris noted City Code allows PIC reductions because of the shared nature of the parking lots within the entire block.

With no further discussion from the Commission, Chair Harris entertained a motion.

Commissioner Dzuro moved to approved Resolution No. 26-02 amending the Tract 2226 Parking-In-Common Masterplan for 2795 Arcadia Drive, Tract 2226, Block 15, Lots 5 & 6, to eliminate 4 parking spaces to allow access to front facing garage doors, with the noted Code Compliance Conditions.

The motion was seconded by Commissioner Lehr and passed with the following vote:

Aye: 6 - Ballard, Dzuro, Lehr, Harris, Medley and Thornton

Nay: 1 - Wilson

7. CALL TO PUBLIC

Chair Harris provided an overview of Call to Public. Seeing no speakers, he closed Call to Public.

8. FUTURE MEETING

The next scheduled meeting of the Planning & Zoning Commission is Wednesday, April 15, 2026.

The first Public Hearing for the 2026 GPU will be Wednesday, May 6, 2026, in the Lake Havasu Unified School District Boardroom. That meeting will be for public comments and discussion only. The Commission will not vote to take action.

The second Public Hearing will be Wednesday, May 20, 2026 in the Lake Havasu City Council Chambers. The Commission will vote on a recommendation to the City Council

at that meeting.

9. ADJOURNMENT

Chair Harris adjourned the meeting at 9:17 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary