

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

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Wednesday, July 16, 2025

9:00 AM

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#### 1. CALL TO ORDER

Chair Harris called the meeting to order at 9:00 a.m.

#### 2. PLEDGE OF ALLEGIANCE

Chair Harris led the Pledge of Allegiance.

#### 3. ROLL CALL

**Present:** 9 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Jim Harris, Mary Costa, JP Thornton and Phil Annett

**Absent:** 1 - Gabriele Medley

With one vacancy, Chair Harris invited Commissioner Costa to the dais.

#### 4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert stated City Council approved the Minor General Plan Amendment and Rezone for the Anita Avenue properties.

He provided an update on the 2026 General Plan Update:

- In-person visioning workshops were hosted on July 9th & 10th.
- Staff will have a booth at the Back to School Health Fair on July 19th to help get the word out.
- Staff will provide updates to Council and the Commission in September.

As the first meeting since the annual appointment of members, the Commission will select a Chair and Vice Chair today. Mr. Gilbert gave an overview of the selection process and thanked Chair Harris & Vice Chair Wilson for serving this past year.

#### 5. SELECTION OF CHAIR

Chair Harris asked if there were any nominations for Chair.

Commissioner Ballard moved to nominate Jim Harris as Chair. The motion was seconded by Commissioner Dzuro.

With no further discussion or motions, Chair Harris called for a vote.

**Commissioner Ballard moved to nominate Jim Harris as Chair, seconded by Commissioner Dzuro. The motion carried with the following vote:**

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

## 6. SELECTION OF VICE CHAIR

Chair Harris asked if there were any nominations for Vice Chair.

Commissioner Ballard moved to nominate Tiffany Wilson as Vice Chair. The motion was seconded by Commissioner Thornton.

Vice Chair Wilson accepted the nomination. With no further discussion or motions, Chair Harris called for a vote.

**Commissioner Ballard moved to nominate Tiffany Wilson as Vice Chair, seconded by Commissioner Thornton. The motion carried with the following vote:**

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

## 7. MINUTES

[ID 25-4865](#) Approval of the Minutes of the June 4, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

**Vice Chair Wilson moved to approve the Minutes of the June 4, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Dzuro. The motion passed with the following vote:**

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

## 8. PUBLIC HEARING

Chair Harris provided a brief overview of the Public Hearing process.

[ID 25-4862](#) Request By Mohave Community College to Unify its Zoning with a Rezone of 720 Enterprise Drive (Tract 141, Amended Block 7, Lot 1), 1977 Acoma Boulevard W (Tract 144, Amended Block 2, Lot 4), 2007 and 2013 Chaparral Drive ( Tract 2199, Block 1, Lots 1 Through 3), 15.29 Acres, From General Commercial District (C-2), Light Industrial District (LI), and Limited Multiple Family District (R-3) to Public Lands and Facilities District (P-1) (Chris Gilbert)

Mr. Gilbert explained Mohave College owns approximately 15 acres of land, which has

several different zoning districts. The lots are intended to be used for the purpose of educational activities. The College is looking toward future expansion and the varied zoning districts makes planning difficult because each district has different standards and requirements. He reviewed the Staff report [displayed PowerPoint], noting the surrounding area has a variety of zoning districts, with Light Industrial (L-I) District to the east and west, General Commercial (C-2) District to the south, and Limited Multiple-Family (R-3) District to the north and west.

Mr. Gilbert stated the requested land use category is in conformance with the underlying land use categories of the General Plan. Additionally, the requested zoning district of Public Lands and Facilities (P-1) better conforms to the applicant's intended use and is what one would expect for an educational institution.

With no questions for Staff, Chair Harris invited the applicant to the podium.

Rob Sampson, Selberg Associates, is representing the applicant. He acknowledged Mr. Gilbert's report was thorough and explained the intent well. Mohave College is looking to offer additional programs and opportunities to students and the community in the future, which may require site expansion and improvements. They are beginning the planning process by ensuring the entire site has the same zoning standards.

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

Mr. Gilbert stated no code compliance conditions are being recommended for the rezone. Future development will need to meet the Development Code standards and will be reviewed for compliance at the time of submittal. Design proposals are not pending at this time.

There was no further discussion or questions.

**Vice Chair Wilson moved to recommend the City Council approve Land Use Request 25-4862, a Rezone of 720 Enterprise Drive (Tract 141, Amended Block 7, Lot 1), 1977 Acoma Boulevard W (Tract 144, Amended Block 2, Lot 4), 2007 and 2013 Chaparral Drive ( Tract 2199, Block 1, Lots 1 Through 3), from General Commercial District, Light Industrial District, and Limited Multiple Family District to Public Lands And Facilities District.**

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

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

[ID 25-4863](#) A Request for a Planned Development Rezone and General Development Plan of 2415 & 2425 Kiowa Boulevard N, Tract 2182, Block 8, Lots 1 & 2, from Limited Commercial/North Kiowa Overlay (C-1/NK-O) District to Limited Commercial/North Kiowa Overlay Planned Development (C-1/NK-OPD) District to Increase the Allowed Outdoor Storage Height from 6-Feet to 10-Feet and to Allow the Outdoor Storage Area to Exceed the Area of the Primary Building (Trevor Kearns)

City Planner Trevor Kearns reviewed the Staff Report [displayed PowerPoint]:

- The subject properties measure .76 acres.
- Lot 2 is developed with Havasu Turf Pros (HTP) existing operation and lot 1 is undeveloped and located on Kiowa Boulevard N, between Catalina Drive and Hillview Drive.
- The abutting property to the east is zoned Limited Commercial/North Kiowa Overlay (C-1/NK-O) District and is currently vacant. Properties to the north and west are zoned Limited Multi-Family (R-3) District and developed with a mixture of two-family residential and multi-family residential uses.
- The General Plan designates this area as Commercial Mixed Use.

Mr. Kearns explained the applicant's Letter of Intent requests to allow outdoor storage materials to be stored 10-feet high and to allow the outdoor storage area to exceed the area of the primary structure. Aside from the exceptions requested, the project complies with the findings of the Development Code. The request will be presented to City Council at their August 12, 2025, meeting.

Mike Morris, HTP General Manager, is present to answer any questions.

With no questions from the Commission for Staff or the applicant, Chair Harris opened the Public Hearing. Seeing no comments, he closed the Public Hearing.

Mr. Kearns reviewed the recommended conditions for code compliance:

1. The development of the property shall substantially match the General Development Plan.
2. The two properties shall be combined into one property prior to Design Review approval.
3. The perimeter fence shall be an 8-foot-tall concrete masonry unit wall.
4. The existing driveway located on lot 2 shall be shared future access for properties to the east.
5. Building Permits and Design Review for compliance with City Codes are required prior to development of the property.

Chair Harris asked Mr. Morris if he understood the recommendations. Mr. Morris responded affirmatively.

Commissioner Ballard asked for clarification on why an exception is needed to allow the outdoor storage area to exceed the size of the building.

Mr. Morris explained they sell artificial turf and landscape materials. Artificial turf rolls are 15-feet in length and usually stored outside. Their business is growing and has outgrown the existing storage area. Their primary building is approximately 1,500 sq. ft., so they are unable to expand the current outdoor storage area to fit their needs.

Mr. Kearns explained the C-1/NK-O District allows outdoor storage as an accessory use, but limits the outdoor storage area to the size of the building. HTP has land to expand, but with the zoning requirements, they would need to expand their building to gain additional outdoor storage area.

Chair Harris noted they have a lot of undeveloped land that could be used for outdoor storage, but due to the size of the building, they cannot utilize it without this exception.

With no further discussion, Chair Harris asked if there was a motion.

**Commissioner Lehr move to recommend approval of Land Use Action No. 25-4863 to the City Council for a Planned Development Rezone and General Development Plan of 2415 & 2425 Kiowa Boulevard N, Tract 2182, Block 8, Lots 1 & 2, from Limited Commercial/North Kiowa Overlay District to Limited Commercial/North Kiowa Overlay Planned Development District to increase the allowed outdoor storage height from 6-feet to 10-feet and to allow the outdoor storage area to exceed the area of the primary building, with conditions for code compliance.**

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

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

## **9. CALL TO PUBLIC**

Chair Harris gave an overview of Call to Public and opened Call to Public. Seeing no comments, he closed Call to Public.

## **10. FUTURE MEETING**

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, August 6, 2025.

The regular meeting scheduled for Wednesday, August 20, 2025, has been cancelled.

**11. ADJOURNMENT**

Chair Harris adjourned the meeting at 9:25 a.m.

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Jim Harris, Chair

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Shelby Hennigan, Recording Secretary