

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, November 5, 2025

9:00 AM

1. CALL TO ORDER

Chair Harris called the meeting to order at 9:02 a.m.

2. PLEDGE OF ALLEGIANCE

Chair Harris led the Pledge of Allegiance.

3. ROLL CALL

Present: 8 - Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Jim Harris, Mary Costa, JP Thornton and Phil Annett

Absent: 2 - Suzannah Ballard and Gabriele Medley

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert introduced Carrington Meadows, the City's new Planning Technician. He stated the City Council voted to adopt the 2024 Building Codes.

Staff hosted two open house events for the General Plan Update (GPU). The activities from the workshop are available on the GPU website for the public to participate in through Sunday, November 23, 2025.

5. MINUTES

[ID 25-4998](#) Approval of the Minutes of the October 15, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Commissioner Dzuro moved to approve the Minutes of the October 15, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:

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

6. PUBLIC HEARING

Chair Harris provided an overview of the Public Hearing process.

[ID 25-4995](#) Continuance to December 3, 2025, ID 25-4967, Major General Plan Amendment Revising the Future Land Use Map Designations for 1040 McCulloch Boulevard North, Metes and Bounds Parcel #107-15-015, 90.5 Acres, from Open Space and Park (OSP) to Commercial Mixed Use (CMU), Resort Residential (RE-RES), and Resort Related Island (RE-ISL) (Chris Gilbert)

Chair Harris stated the applicant has requested a continuance of the public hearing for Major General Plan Amendment, Case ID 25-4967 / PZ2025-00111. This hearing will be continued to Wednesday, December 3, 2025, at 9:00 a.m. in the Council Chambers located at 92 Acoma Blvd S.

Due to the continuance, Staff did not make a presentation. There was no discussion or public hearing on the item. No action was taken.

[ID 25-4996](#) Continuance to December 3, 2025, ID 25-4968, Planned Development Rezone and General Development Plan of 1040 McCulloch Boulevard North, Metes and Bounds Parcel #107-15-015, 90.5 Acres, From Golf Course (G-C) District to Island Body Beach/Planned Development (I-B/PD) District to Accommodate a Mixed-Use Development With a Combination of Resort, Marina, Commercial, and Residential Uses and Approving Specific Requested Exceptions (Chris Gilbert)

Chair Harris stated the applicant has requested a continuance of the public hearing for the Planned Development Rezone and General Development Plan, Case ID 25-4968 / PZ2025-00112. This hearing will be continued to Wednesday, December 3, 2025, at 9:00 a.m. in the Council Chambers located at 92 Acoma Blvd S.

Due to the continuance, Staff did not make a presentation. There was no discussion or public hearing on the item. No action was taken.

7. CALL TO PUBLIC

Chair Harris gave a brief overview of Call to Public and opened Call to Public.

Rick Ortiz, resident of Nautical Estates, asked when the changes the applicant is making to The Waterfront proposal will be available to the public to review.

City Attorney Kelly Garry explained that a response cannot be provided during Call to Public, but Staff can speak with him after the meeting.

Seeing no further comments, Chair Harris closed Call to Public.

8. FUTURE MEETING

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, November 19, 2025.

9. ADJOURNMENT

Chair Harris adjourned the meeting at 9:13 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary