

Jim Harris, Chairman
Lucas Still, Vice-Chairman
Don Bergen
Mychal Gorden
Doug Hardy
Dan McGowan
Chad Nelson
Christy Cunningham, Alternate
Allan Windholz, 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, August 19, 2015

9:00 AM

1. CALL TO ORDER

Chairman Harris called the meeting to order at 9:08 a.m.

2. PLEDGE OF ALLEGIANCE

Chairman Harris lead in the Pledge of Allegiance.

3. ROLL CALL

Ms. Cunningham was seated.

Present: 5 - Donald Bergen, Dan McGowan, Christy Cunningham, Doug Hardy and Jim Harris

Absent: 4 - Chad Nelson, Lucas Still, Mychal Gorden and Allen Windholz

4. MINUTES

Mr. Bergen made a motion to approve the minutes as submitted, seconded by Mr. McGowan, and carried by the following vote:

Aye: 5 - Bergen, McGowan, Cunningham, Hardy and Harris

Absent: 4 - Nelson, Still, Gorden and Windholz

5. CORRESPONDENCE AND ANNOUNCEMENTS

None

6. PUBLIC HEARING

[ID 15-0353](#) A Request for a Zone Change From A-1, Limited Agricultural, to M-2, Heavy Manufacturing, for the 10 Acres of Property Located at 6600 and 6700 Chenoweth Drive

Mr. Schmeling thanked the Chairman and presented a PowerPoint slideshow and narrative including two of the following key points:

- Property address and location description
- Zoning map of properties in the surrounding area

Chairman Harris asked if the applicant was present to make a presentation.

Mr. Victor Zaharchenko, representing Petunia Thirteen, LLC, introduced himself to the Commission. He stated they wanted this rezoning to conform with the City overlay project in the area.

Chairman Harris opened the public hearing.

Mr. Anthony Caputo, of Horizon RV Development, representing the owner of the M-1P/PD parcel (6590 Chenoweth Dr., APN 120-03-060) below the subject parcel, addressed the Commission. His summarized comments included the following key points:

- The parcel owned by William Kaufman has been approved for a 228 space RV park
- The owner plans to break ground in October, 2015
- How would M-2 zoning impact the residents of the future RV park
- What is the intended use for the parcel before the Commission today

Chairman Harris responded that today the Commission is considering the merits of the zoning only and not what the plans are for the property.

Mr. Schmeling addressed the questions of the zoning impacts with the following summarized comments:

- Brief description of the General Plan's suggested uses for the entire section
- Brief description of allowable uses in M-1P and M-2 districts
- At the time a submittal is received for an RV park, the process includes consideration of impacts to surrounding properties

Mr. Jim Liesen, representing Mr. Caputo and Horizon RV Development, addressed the Commission. His summarized comments included the following key points:

- No objection to this area progressing to industrial zoning
- Brief description of M-1 and M-2 zoning height, setbacks, and density differences
- As a representative of Horizon RV Development, he is not in favor of this rezone

Mr. Doug Chapuzio, on behalf of Havasu Shores RV Resort, LLC, (future RV park) owned by Mr. William Kaufman addressed the commission. His summarized comments included the following key points:

- The owner's due diligence included review of overlay zoning prior to moving forward with this multi-million dollar project
- The subject property being discussed today was A-1 at that time
- Concern M-2 zoning for this property poses a substantial impact to his property
- The owner is not in favor of this rezoning

Ms. Cunningham asked Mr. Chapuzio to identify the access points for the future RV park.

Mr. Chapuzio responded there are two access points, and he referenced the PowerPoint slide indicating where they would be.

Ms. Cunningham asked Mr. Chapuzio if the plans have been submitted to the City.

Mr. Chapuzio responded that Mr. Caputo could better answer that question. The initial plans for the proposal have been submitted and they are in the process of doing grading plans and to put out for bid.

Chairman Harris asked Mr. Schmeling if at the time the property to the west was rezoned as a PD, was there a plan submitted with that.

Mr. Schmeling responded that there was a general site plan submitted when the request was made. However; we haven't seen any subsequent permits at this point.

Mr. Zaharchenko returned to the podium with a question for Mr. Caputo, specific to a 30 foot swale easement that was in the initial plans for the RV park.

Mr. Caputo responded to several questions regarding the RV park:

- Plans are in the engineering phase and should be submitted to the City in 2 to 3 weeks
- Plans are to break ground on grading the first week of October, 2015
- The 30 foot swale easement did not move forward
- Drainage from this property will not impact Mr. Zaharchenko's property

Chairman Harris closed the public hearing.

Mr. Schmeling stated staff finds that the proposed rezoning meets all the requirements set forth in 14.56.080 (B). Based on the findings, the Development Review Committee recommends that land use action 15-0353 be forwarded to the City Council with a recommendation of approval for 10 acres, APN 120-03-042 and 120-03-043, rezoning the property from A-1 to M-2.

Mr. Bergen asked Mr. Schmeling if any of the property to the south is City owned.

Mr. Schmeling responded the City doesn't own any land in this area. I believe some of this is held by the State.

Ms. Cunningham asked Mr. Schmeling what kinds of studies are done on the airport impact to residential properties there.

Mr. Schmeling responded I am not aware of any studies that have been done, especially recently, with

regard to the airport impact on adjacent properties but I can suggest that any planning that was done with regard to the airport was done with the thought in mind that all of these properties were going to develop as industrial uses or, for example, the P-1 parcel is our waste water treatment plant.

Mr. McGowan made a motion that land use action 15-0353 be forwarded to City Council with a recommendation of approval, seconded by Mr. Bergen, and carried by the following vote:

Aye: 4 - Bergen, McGowan, Hardy and Harris

Nay: 1 - Cunningham

Absent: 4 - Nelson, Still, Gorden and Windholz

7. CALL TO PUBLIC

Chairman Harris opened the Call to the Public. Hearing none, he closed the Call to the Public.

8. FUTURE MEETING

Wednesday, September 16, 2015 @ 9:00 a.m. - Regular Meeting
(Wednesday, September 2, 2015 will be canceled, notice to follow)

Future Special Meeting Scheduled:

Wednesday, October 14, 2015 @ 9:00 a.m.

Development Code Hearing Draft presentation by Don Elliott

9. ADJOURNMENT

Chairman Harris adjourned the meeting at 9:35 a.m.

Jim Harris, Chairman

Diane Libby, Management Specialist