

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, November 19, 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 - Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Jim Harris, Gabriele Medley, Mary Costa, JP Thornton and Phil Annett

**Absent:** 1 - Suzannah Ballard

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

#### 4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert stated the virtual workshop for the 2026 General Plan Update is live and open to the public through Sunday, November 23, 2025.

#### 5. MINUTES

[ID 25-5006](#) Approval of the Minutes of the November 5, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

**Vice Chair Wilson moved to approve the Minutes of the November 5, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:**

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

#### 6. PUBLIC HEARING

Chair Harris provided an overview of the Public Hearing process.

[ID 25-5001](#) A Request for a Minor General Plan Amendment Revising the Future Land

Use Map Designation for a Portion of 2400 Wood Lane, Tract 135G, Block 2, Lot 3A, Approximately 2,810 Square Feet, from Open Space and Park (OSP) to Low Density Residential (LDR) (Trevor Kearns)

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

- The subject property is located on Wood Lane.
- The property abuts the Lake Havasu Golf Club (LHGC).

Mr. Kearns explained the owner purchased land from LHGC and tied it to their residential property, resulting in it having both Open Space and Park (OSP) and Low Density Residential (LDR) Land Uses. They are requesting to change the future land use designation of the golf course portion from OSP to LDR, so it will match the balance of the residential lot. This will permit residential accessory uses and structures not otherwise allowed on the golf course portion of the property. The General Plan Amendment (GPA) is the first step in this process. A rezone application will immediately follow this request.

Mr. Kearns stated a citizens' meeting regarding both the GPA and rezone was held on August 18, 2025. Other than the applicant, there were no other attendees or responses. This request will be presented to the City Council on December 9, 2025.

Stuart Schmeling, Schmeling PD, is representing both property owners for all four items on today's agenda. He explained the requests are pretty straight forward, with the property owners purchasing land from LHGC. The future land use designation and zoning for the golf course is different from the residential lots, so they are seeking to bring the land use and zoning into conformance. This will allow the owners to utilize and develop the land for residential purposes in the future. The City has seen similar requests from other properties adjacent to LHGC in the past. He is happy to answer any questions.

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

Mr. Kearns stated the proposed amendment is in conformance with many goals and policies within the City's General Plan.

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

**Vice Chair Wilson move to recommend approval of Land Use Action No. 25-5001, a Minor General Plan Amendment revising the Future Land Use Map Designations for a portion of 2400 Wood Lane, Tract 135G, Block 2, Lot 3A, approximately 2,810 sq. ft., from Open Space and Park to Low Density Residential.**

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

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

[ID 25-5002](#) A Request to Rezone a Portion of 2400 Wood Lane, Tract 135G, Block 2, Lot 3A, Approximately 2,810 Square Feet, from Golf Course (GC) to Residential Estates (R-E) District (Trevor Kearns)

Mr. Kearns reviewed the Staff Report [displayed PowerPoint] explaining this is the companion rezone request to the previous item. The subject property measures approximately 0.35 acres and is developed with a single-family home.

This request is to rezone the golf course portion of the property from Golf Course (GC) to Residential Estates (R-E), so it will match the balance of the residential lot. This will permit the property owner to use that land for residential uses and accessory structures not permitted in the current zoning and will allow the owner to apply R-E building setbacks and uses. This request will be presented to City Council on December 9, 2025.

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

Mr. Kearns stated the rezone request complies with the required findings of the Development Code.

With no questions or discussion by the Commission, a motion was made.

**Commissioner Medley move to recommend approval of Land Use Action No. 25-5002, rezoning a portion of 2400 Wood Lane, Tract 135G, Block 2, Lot 3A, approximately 2,810 sq. ft., from Golf Course to Residential Estates District.**

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

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

[ID 25-5003](#) A Request for a Minor General Plan Amendment Revising the Future Land Use Map Designation for a Portion of 1955 Palmer Drive, Tract 135C, Block 3, Lot 1A, Approximately 3,010 Square Feet, from Open Space and Park (OSP) to Low Density Residential (LDR) (Trevor Kearns)

Mr. Kearns reviewed the Staff Report [displayed PowerPoint], noting the following:

- The property is located on Palmer Dr, between Park Lane and Armour Drive.
- The property abuts the LHGC.

He explained the owner purchased land from LHGC and tied it to their residential property, resulting in the lot having both Open Space and Park (OSP) and Low Density

Residential (LDR) Land Uses. They are requesting to change the future land use designation of the golf course portion from OSP to LDR, so it will match the balance of the residential lot. This will permit residential accessory uses and structures not otherwise allowed on the golf course portion of the property. A rezone application will immediately follow this request.

Mr. Kearns stated a citizens' meeting regarding both the GPA and the rezone was held on May 16, 2025, with four neighbors attending. This request will be presented to City Council on December 9, 2025. Mr. Schmeling, the owner's representative, is present.

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

Mr. Kearns stated the proposed amendment is in conformance with many goals and policies within the City's General Plan.

With no questions or discussion by the Commission, a motion was made.

**Commissioner Medley move to recommend approval of Land Use Action No. 25-5003, a Minor General Plan Amendment revising the Future Land Use Map Designations for a portion of 1955 Palmer Drive, Tract 135C, Block 3, Lot 1A, approximately 3,010 sq. ft., from Open Space and Park to Low Density Residential.**

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

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

[ID 25-5004](#) A Request to Rezone a Portion of 1955 Palmer Drive, Tract 135C, Block 3, Lot 1A, Approximately 3,010 Square Feet, from Golf Course (GC) to Residential Estates (R-E) District (Trevor Kearns)

Mr. Kearns reviewed the Staff Report [displayed PowerPoint], noting this is the companion rezone to the previous item. The property measures 0.56 acres and is developed with a single-family home.

This request is to rezone the golf course portion of the property from Golf Course (GC) to Residential Estates (R-E), so it will match the balance of the residential lot. This will permit the property owner to use the added land for residential uses and accessory structures not permitted in the current zoning and will allow the owner to apply R-E building setbacks and uses. This request will be presented to City Council on December 9, 2025.

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

Mr. Kearns stated the rezone request complies with the required findings of the Development Code.

There were no questions or discussion by the Commission.

**Vice Chair Wilson move to recommend approval of Land Use Action No. 25-5004, to rezone a portion of 1955 Palmer Drive, Tract 135C, Block 3, Lot 1A, approximately 3,010 sq. ft., from Golf Course to Residential Estates District.**

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

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

**7. CALL TO PUBLIC**

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

**8. FUTURE MEETING**

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, December 3, 2025.

The regular meeting scheduled for Wednesday, December 17, 2025, has been cancelled.

**9. ADJOURNMENT**

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

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Jim Harris, Chair

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Shelby Hennigan, Recording Secretary