

Jim Harris, Chairman
Lucas Still, Vice-Chairman
Mychal Gorden
Doug Hardy
John Kendig
Dan McGowan
Chad Nelson
Christy Cunningham, Alternate
Keri Elias, Alternate
Allen 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, October 5, 2016

9:00 AM

1. CALL TO ORDER

Chairman Harris called the meeting to order at 9:06 a.m.

2. PLEDGE OF ALLEGIANCE

Chairman Harris lead in the Pledge of Allegiance.

3. ROLL CALL

Chairman Harris was notified by Mr. Gorden, Mr. Nelson, Mr. Kendig, and Ms. Cunningham, that they would not be present today.

Present: 4 - Lucas Still, Doug Hardy, Jim Harris and Dan McGowan

Absent: 6 - Mychal Gorden, Christy Cunningham, Allen Windholz, John Kendig, Chad Nelson and Keri Elias

5. CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Schmeling stated that he had a few announcements, summarized by the following key points:

1. City Council has appointed Ms. Keri Elias as a new Alternate Member to the Commission. A more formal introduction will be done at a later date.

2. The City Clerk's Office has provided Certificates of Completion for Commission members who have attended the mandatory Board and Commission training. Additional dates will be scheduled for those who have not yet had the opportunity to attend.

3. At the last City Council meeting, City Council adopted the proposed change to the Development Code renaming zoning district BP, Business Park, to LI, Light Industrial. No uses have changed, just the name changes.

4. City Council adopted the Havasu Foothills Estates, Phase II amendment that was submitted to you a couple of months ago, with a minor change to the cul-de-sac extensions. The applicant received comments from owners in Phase I regarding impacts

to traffic patterns through Phase I. As a result of those comments, the applicant changed the cul-de-sac layouts back to what was originally adopted.

6. PUBLIC HEARING

[ID 16-0923](#) A Request to Rezone Tract 2307, Block 4, Lot 1, 2050 Kiowa Boulevard N., from C-2/PD, General Commercial Planned Development District, to C-2, General Commercial District, Removing Lot 1 from the Planned Development

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

- Property location and description
- Zoning map of the surrounding area
- Adopted Planned Development Plan
- Request is to remove Lot 1 from what is currently a five property Planned Development
- Impacts of the new Development Code Neighborhood Protection Standards
- Comments of owners of other properties in the Planned Development see the PD as a hindrance rather than a benefit; we anticipate additional applications for removal of other properties from the Planned Development
- Rezoning does not conflict with the General Plan

Mr. Still and Mr. Schmeling engaged in conversation regarding how the new Development Code captures the same and/or more of the original restrictions of the Planned Development. Specifics included parking, landscaping, walls, outside storage, etc.

Chairman Harris stated that since the applicant is not present to make a presentation, I will open the Public Hearing. Hearing none, he closed the Public Hearing.

Mr. Schmeling stated Staff finds that the proposed rezoning meets all the requirements set forth in 14.05.04(K)(6)(a)(1-2) and 14.05.04(K)(6)(c)(1-6). Based on the findings, the Development Review Committee recommends that land use action #16-0923 be forwarded to the City Council with a recommendation of approval for Tract 2307, Block 4, Lot 1, rezoning the property from C-2/PD to C-2, General Commercial District.

Mr. Still made a motion to recommend approval to the City Council of land use action #16-0923 rezoning Tract 2307, Block 4, Lot 1, from C-2/PD, General Commercial Planned Development District, to C-2, General Commercial District, seconded by Mr. McGowan, and carried by the following vote:

Aye: 4 - Still, Hardy, Harris and McGowan

Absent: 6 - Gorden, Cunningham, Windholz, Kendig, Nelson and Elias

7. CALL TO PUBLIC

None

8. FUTURE MEETING

Mr. Schmeling stated that the next Regular Meeting, October 19, 2016, is canceled, due to the room not being available. The next Regular Meeting will be held on November 2, 2016, and we do have agenda items for that meeting.

9. ADJOURNMENT

Chairman Harris adjourned the meeting at 9:23 a.m.

Jim Harris, Chairman

Diane Libby, Recording Secretary