

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, February 1, 2017

9:00 AM

Note: Mr. Still was available telephonically prior to Call to Order, if needed for Quorum purposes. A quorum was reached and Mr. Still's presence was not necessary, the call was ended.

1. CALL TO ORDER

Chairman Harris called the meeting to order at 9:10 a.m.

2. PLEDGE OF ALLEGIANCE

Chairman Harris lead in the Pledge of Allegiance.

3. ROLL CALL

Chairman Harris was notified the following members would not be present: Mr. Still, Mr. Kendig, Mr. McGowan, and Mr. Windholz.

Present: 4 - Mychal Gorden, Doug Hardy, Jim Harris and Chad Nelson

Absent: 6 - Lucas Still, Christy Cunningham, Allen Windholz, John Kendig, Dan McGowan and Keri Elias

4. MINUTES

Mr. Nelson made a motion to approve the minutes of the last meeting, seconded by Mr. Hardy, and carried by the following vote:

Aye: 4 - Gorden, Hardy, Harris and Nelson

Absent: 6 - Still, Cunningham, Windholz, Kendig, McGowan and Elias

5. CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Schmeling stated that the following two items were adopted at the January 10th City Council meeting:

1. English Village proposed addition of the Holiday Inn Express
2. New fee schedule, effective March 1, 2017

6. PUBLIC HEARING

[ID 17-1046](#) A Request for a Zone Change of Tract 2271, Block 10, Lots 12-14 from C-1 (Limited Commercial District) to R-3 (Limited Multi-family District) Located at 2878 Jamaica Boulevard South

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

- Property location, description, and size
- Property consists of 3 lots that have been tied together
- Zoning of the surrounding area
- General Plan map supports this rezone request to R-3

Chairman Harris asked if the applicant was present and would they like to make a presentation.

Mr. Dan Labriola, owner of the property for the last 10 years, addressed the Commission. He stated he would be happy to answer any questions.

Mr. Nelson asked how many units did he plan to put on the property.

Mr. Labriola responded that ultimately, if he can do it financially, he would like to put 22 units (11 buildings) on the property. I propose to start small and see how they rent, basically become a landlord there. I want it to be a good project and I am gearing it toward people who are becoming empty-nesters.

Chairman Harris opened the Public Hearing, hearing none he closed the Public Hearing.

Mr. Schmeling stated that 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 ID 17-1046 be forwarded to the City Council with a recommendation of approval rezoning Tract 2271, Block 10, Lots 12-14 from C-1 to R-3, Limited Multi-Family District.

Mr. Gorden made a motion to recommend approval to City Council of land use action ID 17-1046 rezoning a 1.3 acre parcel located at 2878 Jamaica Blvd. S. from C-1, Limited Commercial, to R-3, Limited Multi-Family District, seconded by Mr. Nelson, and carried by the following vote:

Aye: 4 - Gorden, Hardy, Harris and Nelson

Absent: 6 - Still, Cunningham, Windholz, Kendig, McGowan and Elias

[ID 17-1037](#) A Request for a Preliminary Subdivision Plat for a Condominium Subdivision of Airspace at Tract 2182, Block 9, Lot 2, 1120 Catalina Drive

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

- Property location, description, and size
- Zoning in the surrounding area
- Property is fully developed with 3 multi-family units
- Applicant is requesting to have the air space defined by a Plat so they can be sold as individual condos

Mr. Schmeling stated that the applicant could not be present, but that he would be happy to answer any questions the Commission might have on the applicant's behalf.

Chairman Harris opened the Public Hearing, hearing none he closed the Public Hearing.

Staff finds that the proposed Preliminary Plat meets the requirements within Title 13 entitled Subdivisions. Based on the findings, the Development Review Committee recommends that Preliminary Plat for Tract 2182, Block 9, Lot 2, 1120 Catalina Drive be approved.

Mr. Nelson, Chairman Harris, and Mr. Schmeling engaged in conversation regarding an HOA for a small project such as this.

Mr. Gordon made a motion to approve land use action ID 17-1037 approving Preliminary Subdivision Plat for a condo subdivision of air space for 3 residential condominium units at 1120 Catalina Drive, seconded by Mr. Nelson, and carried by the following vote:

Aye: 4 - Gordon, Hardy, Harris and Nelson

Absent: 6 - Still, Cunningham, Windholz, Kendig, McGowan and Elias

7. CALL TO PUBLIC

None.

8. FUTURE MEETING

Mr. Schmeling stated that he has no items for the next Regular Meeting, February 15, 2017, and it will be canceled. The next Regular Meeting is March 1, 2017, and I do have items for that meeting.

9. ADJOURNMENT

Chairman Harris adjourned the meeting at 9:26 a.m.

Jim Harris, Chairman

Diane Libby, Recording Secretary