

Jim Harris, Chairman  
Lucas Still, Vice-Chairman  
Mychal Gorden  
Doug Hardy  
John Kendig  
Dan McGowan  
Chad Nelson  
Christy Cunningham, 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, April 5, 2017

9:00 AM

---

### **1. CALL TO ORDER**

Chairman Harris called the meeting to order at 9:00 a.m.

### **2. PLEDGE OF ALLEGIANCE**

Chairman Harris lead in the Pledge of Allegiance.

### **3. ROLL CALL**

Mr. Windholz and Ms. Cunningham were seated.

**Present:** 5 - Christy Cunningham, Doug Hardy, Allen Windholz, Jim Harris and John Kendig

**Absent:** 4 - Lucas Still, Mychal Gorden, Chad Nelson and Dan McGowan

### **4. MINUTES**

**Mr. Windholz made a motion to approve the minutes as written, seconded by Mr. Hardy, and carried by the following vote:**

**Aye:** 5 - Cunningham, Hardy, Windholz, Harris and Kendig

**Absent:** 4 - Still, Gorden, Nelson and McGowan

### **5. CORRESPONDENCE AND ANNOUNCEMENTS**

Mr. Schmeling wished Chairman Harris a happy birthday.

### **6. PUBLIC HEARING**

[ID 17-1129](#) A Request for a Zone Change of Tract 2253, Block 2, Lots 12 & 13; APN 111-21-019A, from C-1 (Limited Commercial District) to R-2 (Two-Family District) Located at 4148 Arizona Boulevard.

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 of the surrounding area

- Future land use map indicates the area as low-density residential

Chairman Harris opened the meeting up to the Applicant.

Mr. Charles Redick, the applicant and property owner, addressed the Commission. Mr. Redick stated that the property would be beneficial to the neighborhood to be a residential lot.

Chairman Harris opened the Public Meeting. Seeing and hearing there are none, Chairman Harris closed the Public Meeting.

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); (6)(c)(1-6). Based on the findings, the Development Review Committee recommends that land use action 17-1129 be forwarded to the City Council with a recommendation of approval rezoning Tract 2253, Block 2, Lots 12 and 13 from C-1 to R-2 (Two-Family District).

**Mr. Windholz made a motion to approve #17-1129 recommending approval to rezone a property located at 4148 Arizona Boulevard from C-1 (Limited Commercial District) to R-2 (Two-Family District), seconded by Mr. Kendig, and carried by the following vote:**

**Aye:** 5 - Cunningham, Hardy, Windholz, Harris and Kendig

**Absent:** 4 - Still, Gorden, Nelson and McGowan

## **7. CALL TO PUBLIC**

Chairman Harris opened the Call to the Public.

Ruth Pinky, owner of one of the commercial lots, addressed the Commission. Ms. Pinky explains that she has not actually formulated her question, but this sparked it. The Commission mentions the possibility of these many commercial lots rolling over to residential. What is my state as far as owning as commercial as this vision of yours happens. In other words, would I convert it to residential or would I sell it as commercial and leave it up to the new possessor to convert it?

Chairman Harris stated that we as the Commission cannot respond; however, staff might be able to speak on that behalf.

Kelly Garry, City Attorney, stated that Mr. Schmeling cannot speak now because in Call to the Public we cannot respond to questions, because its not on the agenda so they cannot discuss this as business before the Board. Mr. Schmeling can talk to you once we adjourn the meeting.

Chairman Harris closed the Call to the Public.

**8. FUTURE MEETING**

Mr. Schmeling stated the next regularly scheduled meeting is April 19, 2017 and there is another Foothills PD Amendment scheduled for that meeting.

Mr. Schmeling stated that he has a couple of Council items coming up at the end of the month so the Parking-In-Common update will not be presented at the next April meeting, but will be presented at a May meeting.

**9. ADJOURNMENT**

Chairman Harris adjourned the meeting at 9:11 a.m.

---

Jim Harris, Chairman

---

Diane Libby, Recording Secretary