

Jim Harris, Chairman
Lucas Still, Vice-Chairman
Mychal Gorden
Doug Hardy
John Kendig
Dan McGowan
Chad Nelson

Suzannah Ballard, Alternate

Don Bergen, Alternate

Danny White, 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, September 5, 2018

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 led the Pledge of Allegiance.

3. ROLL CALL

Present: 9 - Jim Harris, Lucas Still, Mychal Gorden, Doug Hardy, John Kendig, Dan McGowan, Chad Nelson, Donald Bergen and Danny White

Absent: 1 - Suzannah Ballard

4. MINUTES

Mr. Gorden made a motion to approve the minutes, seconded by Member McGowan, and carried by the following vote:

Aye: 7 - Harris, Still, Gorden, Hardy, Kendig, McGowan and Nelson

Absent: 1 - Ballard

Approval of Regular Meeting Minutes from July 18, 2018.

5. CORRESPONDENCE AND ANNOUNCEMENTS

None

6. PUBLIC HEARING

[ID 18-1754](#) A Request for a Preliminary Subdivision Plat, Havasu Villas Condominiums, Creating 10 Residential Condominium Units

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

- The subject property is located at 381 Lake Havasu Ave
- Condo association originally developed in 1994
- Phase II was abandoned

- In 2017, new owner built a single family home w/RV Garages
- RV Garages not constructed as stand-alone and are to remain with C100 residential unit.
- Revised Condominium plat has been submitted

Lee Johnson, APL Surveying Inc., representing owners was available for any questions from commissioners.

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

Mr. Schmeling stated that Staff finds that the proposed subdivision meets all the requirements set forth in Title 13. Based on the findings, the Development Review Committee recommends that land use action 18-1754, Havasu Villas Condominiums be approved:

Mr. Nelson made a motion to approve ID 18-1754, a request for a Preliminary Subdivision Plat, Havasu Villas Condominiums, creating 10 residential condominium units, seconded by Mr. Gorden and carried by the following vote:

Aye: 7 - Harris, Still, Gorden, Hardy, Kendig, McGowan and Nelson

Absent: 1 - Ballard

[ID 18-1755](#) A Request for a Major Amendment to Planned Development No. 00-007, Heat Hotel, to Allow Three Commercial Suites to be Converted into Four Hotel Units

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

- The subject property is located at 1420 McCulloch Blvd
- Immediately adjacent to the London Bridge
- Havalina Cantina and Heat Hotel on subject property
- Amendment in 2007 requested all 10 commercial units be converted to Hotel, only 6 were approved for conversion at that time
- Request to amend PD to allow 3 of the 4 commercial units be converted to hotel units
- Shop under Bridge not included in request and will remain as commercial unit

The applicant was present; however, refrained from any further comments.

Ken Albreck, resident and board member at Southgate Condominiums Association stated that the CCNRs require approval for any addition or alteration visible from the exterior of any unit or building, and the homeowner's association has not submitted an application for consideration.

Mrs. Gary affirmed Chairman Harris' statement in which the City does not enforce the

CCNRs and does not have any authority or jurisdiction to get involved in those issues.

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 14.05.04L & K 6a 1&2;6c 1-6. Based on the findings, the Development Review Committee recommends that land use action 18-1755 be forwarded to the City Council with a recommendation of approval amending PD 00-007 allowing three commercial units to be converted to four hotel suites, with the following conditions:

1. The applicant shall be responsible to obtain all necessary building permits
2. The applicant shall be responsible to meet fire sprinkler and alarm requirements
3. The applicant shall be responsible for an evaluation of the existing lift station to determine if a replacement or upgrade is required

Mr. Still made a motion, seconded by Mr. Hardy, to recommend approval of a major amendment to Planned Development No. 00-007 to allow three commercial units to be converted to four hotel suites, with the following conditions:

- 1. The applicant shall be responsible to obtain all necessary building permits**
- 2. The applicant shall be responsible to meet fire sprinkler and alarm requirements**
- 3. The applicant shall be responsible for an evaluation of the existing lift station to determine if a replacement or upgrade is required**

The motion carried by the following vote:

Aye: 7 - Harris, Still, Gorden, Hardy, Kendig, McGowan and Nelson

Absent: 1 - Ballard

7. CALL TO PUBLIC

None

8. FUTURE MEETING

The meeting scheduled for September 19, 2018 has been canceled. The next Regular meeting is scheduled for October 3, 2018.

9. ADJOURNMENT

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

Jim Harris, Chairman

Maria LaFrano, Recording Secretary

