

Planning and Zoning Commission Meeting Minutes
July 8, 2024

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, July 8, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners, Gregory Counts, Chelsea Malouff, Lorraine Arney, John Mahon, and Ashlie Pendleton. Vice-Chairman Josh Scott was absent.

STAFF MEMBERS present included Jennifer Albers, Assistant Director of Planning; John LeSueur, Assistant City Attorney; Erika Peterson, Senior Planner; Meredith Burns, Assistant Planner; and Lizbeth Sanchez, Administrative Specialist.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – June 24, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Gregory Counts, second by Lorraine Arney to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.

Action Items–

CUP-42680-2024: *This is a request by Dahl, Robins & Associates, on behalf of 32nd Street Holdings LLC, for a Conditional Use Permit to allow a new cocktail lounge in the Light Industrial (L-I) District for the property located at 4104 E. 32nd Street, Yuma, AZ.*

Meredith Burns, Assistant Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Counts asked if the dispensary and lounge would share parking spaces or if the cocktail lounge required additional parking. **Burns** said that 34 spaces will serve both businesses. **Counts** then asked if the Yuma Police Department (YPD) made any comment regarding the proposed development. **Burns** stated that no comment was received from YPD.

Commissioner Malouff expressed concerns regarding traffic and possible drunk drivers leaving the establishment. **Burns** noted that no comments regarding traffic concerns were received. **Assistant Director of Planning, Jennifer Albers** mentioned that prior to this request, the site was an existing retail site and any issues regarding traffic concerns would've been heard when the original retail use was established.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Lorraine Arney, second by Ashlie Pendleton to APPROVE CUP-42680-2024 as presented. Motion carried unanimously, (6-0) with one absent.

Public Hearings –

ZONE-42599-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ. (Continued from June 10, 2024).*

Hamel asked the commission to continue the case to the meeting of August 12, 2024 as requested by the applicant.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Gregory counts, second by Lorraine Arney to CONTINUE ZONE-42599-2024 to the meeting of August 12, 2024. Motion carried unanimously, (6-0) with one absent.

ZONE-42601-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional/Infill Overlay (TR/IO) District and Limited Commercial/Infill Overlay (B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ. (Continued from June 10, 2024).*

Hamel asked the commission to continue the case to the meeting of August 12, 2024 as requested by the applicant.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Gregory Counts, second by Lorraine Arney to CONTINUE ZONE-42601-2024 to the meeting of August 12, 2024. Motion carried unanimously, (6-0) with one absent.

INFORMATION ITEMS

Staff

None

Commission

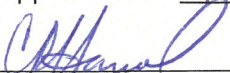
None

Public

None

Chairman Chris Hamel adjourned the meeting at 4:39 PM.

Minutes approved this 12 day of August, 2024.



Chairman