

Planning and Zoning Commission

Regular Meeting Minutes

May 21, 2007

Call to Order

Chairman Armando León called the meeting to order at 6:37 pm at the Library Annex, 240 W. Canal Street.

Roll Call

Present: Armando León, Chairman; Renee Vuksan, Vice-Chairwoman; Carlos Gonzalez, Commissioner; Juan Villafana, Commissioner; Jose Yepez, Commissioner; Gema Anaya, Commissioner; Jose Trevino, Commissioner absent.

Pledge of Allegiance

Approval of Minutes – Regular Meeting – April 16, 2007. Commissioner Gonzalez motioned to approve the minutes. Vice-Chairwoman Vuksan seconded the motion. **Motion passed 6-0.**

Call to the Public

No public comments.

Public Hearings

1) Rezoning Case #Z05-07 (Assessor Parcel No.752-01-018):

Mike Shores, Community Development, Director, presented this case. The City of Somerton on behalf of Yepco LLC., of Somerton, AZ is requesting the rezoning of the above described property, commonly known as 1601 West Main Street located just east of the Main Drain in the City of Somerton, AZ from H-I (Heavy Industrial District) in Yuma County to the C-2 (General Commercial District) in the City of Somerton. Containing 8.00 Acres more or less.

Open Public Hearing

Vice-Chairwoman Vuksan asked if the electricity would be installed underground. Mr. Shores responded that the goal is to install it underground. Commissioner Gonzalez asked if the lots would be divided. Agustin Tumbaga, YEPSCO representative responded that they have no plans on splitting the lots at this time due to not knowing the future plans with the property. Commissioner Anaya asked why the zoning is being change to Commercial. Mr. Shores stated that the property used to be Yuma County and it was zoned H-I (Heavy Industrial District) after the annexation, the COS is required to rezone these properties to a City zoning, in this case to rezone it to C-2 (General Commercial District).

Staff recommendation:

Staff recommends **Approval** of Case #Z05-07 to rezone the Yepco Commercial Complex from Yuma County H-I (Heavy Industrial) to City of Somerton C-2 (General Commercial), because it is consistent with the adopted General Plan and conforms to the Development Agreements, Resolution #999 and #1000.

Close Public Hearing

Motion: Commissioner Gonzalez recommends **APPROVAL** for Rezoning Case #Z05-07. Vice-Chairwoman Vuksan seconded the motion. **Motion passed 6-0.**

2) Rezoning Case #Z06-07 (Assessor Parcel No. 752-01-019).

Mike Shores, Community Development, Director, presented this case. The City of Somerton on behalf of Yepco LLC., of Somerton, AZ is requesting the rezoning of the above described property, commonly known as 1501 West Main Street, generally located East of the Main Drain, North of Garvin Avenue and West of Cesar Chavez Avenue in the City of Somerton, AZ from the H-I (Heavy Industrial District) in Yuma County to the L-I (Light Industrial District) in the City of Somerton. Containing 12.00 Acres in area more or less.

Open Public Hearing

No comments from the public.

Staff recommendation:

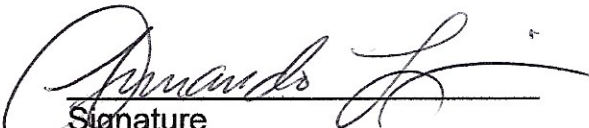
Staff recommends **Approval** of Case #Z06-07 to rezone the Yepco Industrial Park from Yuma County H-I (Heavy Industrial) to City of Somerton L-I (Light Industrial), because it is consistent with the adopted General Plan and conforms to the Development Agreements, Resolution #999 and #1000.

Close Public Hearing

Motion: Commissioner Gonzalez recommends **APPROVAL** for Rezoning Case #Z06-07. Vice-Chairwoman Vuksan seconded the motion. **Motion passed 6-0.**

Adjournment

Commissioner Gonzalez moved to adjourn. Commissioner Villafana seconded. **Motion passed 6/0.** Meeting adjourned at 7:30 p.m.


Signature
Chairman
Armando Leòn

6/25/07
Date