



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION
MAY 13, 2026
REGULAR MEETING MINUTES**

MEMBERS PRESENT

John Hassett, Chair	Robert Arp	Larry Morse	Rex Ruge - Teams	Melanie Martin
Lajuana Gillette, Vice-Chair	Eugene Kirkham	Cullin Pattillo	Michael Bradshaw	Bruce Hubbard

MEMBERS ABSENT

N/A

STAFF PRESENT

Matthew Gunderson	Robert Dmohowski	Joseph Nam	Alyssa Padilla
Tingwei Chavez	Vickie Bogan	Drew Diaz	Tyra Cheney
Robie Crockett			

GUESTS PRESENT

Bill Earnshaw	Charles Gigerti	Joe Drwal	John De Gennaro
Lillian De Gennaro	David Pomeroy	Dustin Runyon	Phyllis Beers
Alberto Hernandez	Hannah Eads	Andrea Taylor	Nicole Taylor
Shannon Denmark	Susie Rush	Randy Rush	Alfonso Avalos
Connor Denmark	Curtis Denmark	Jess Denmark	Rick Mars
Jody Ornellas	Eli Hekman	Austin Graton	Rich Beers
Emily Vona	Tom Hanks	Donna Crouse	Janice McGee
Scott Coffman	Jeremy Leicht	Mike Day	Anna Nyberg
John Lutenske	Andy Weatherly	Michelle Drwal	Cora
Ronald Nyberg	Tammy Nolan	Tom Nolan	John Kulp
Harmony Rowley	John Duss	Ellen Kelley	Michelle Loeber
Chet Upshaw	Holly Upshaw	Olivia Finch	Tom Steno
Uncle Joe	Cecilia Stiles	Travis Enloe	A Enloe
Andrew Taylor	Kathy Tackett-Hicks		

Pledge of Allegiance

Roll Call

Announcements

Approval of Minutes

Commissioner Martin made a motion to approve the April 8, 2026 meeting minutes.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

Planning and Zoning Commission meetings are located in the Mohave County Administration Building. We ask persons attending the meetings to remember that the Administrative Building Campus is a tobacco-free area. Only bottled water, no food or soda, is allowed in the Auditorium where the meetings are held.

THE PLANNING & ZONING COMMISSION MAY, BY MOTION, RECESS INTO EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE FROM THE BOARD'S ATTORNEY(S) ON ANY ITEM CONTAINED IN THIS AGENDA PURSUANT TO ARS 38-431.03 (A) (3).

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 402-19-004 from a CRE/36A (Commercial Recreation/Thirty-Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Scenic vicinity (southwest of Peppermill Palms Boulevard, southeast of County Highway 91), Mohave County, Arizona. **Victor R. Cambell on behalf of Oasis Recreational Properties, Inc.**

Robert Dmohowski, Planning Manager, read the item and the staff recommendations. The applicant was not present.

Chairman Hassett opened and closed the public hearing since no one signed up to speak and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve per the staff's recommendations.

Commissioner Morse seconded that motion.

The motion carried unanimously.

02. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 404-19-170 to allow for a 125-foot wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity (north of Cane Beds Road, southwest of State Highway 389), Mohave County, Arizona. **BMF Development LLC on behalf of A and A Property Consultants LLC.**

Drew Diaz, Planner I, read the item and the staff recommendations. She stated that multiple oppositions were received. The applicant was present via Teams.

Chairman Hassett opened the public hearing.

Commissioner Bradshaw stated that the same request was denied two years ago and asked the applicant about the location of the request.

The applicant, Ben Feldman, stated that he was not in charge of the request from two years ago, but he was aware of the location change. He stated that the new location closes the gap in coverage.

Commissioner Bradshaw stated that maybe there is a better location.

Ben Feldman stated that locations are driven by technical requirements, and the wireless coverage depends on elevation terrain and proximity to the gap area. He also stated that locations were evaluated but they failed to close the gap or just were not feasible for an RF (Radio Frequency) standpoint.

Commissioner Bradshaw stated that having towers every two miles seems like overreach. He asked the staff if the county has a third-party option to look at the tower's location.

Matthew Gunderson, Planning and Zoning Manager, stated that the county did procure a third-party reviewer for a previous cellphone tower; however, he is not sure if it was an ongoing contract or if it was a one-time situation.

Commissioner Bradshaw stated that with all the pushback, he would certainly like to postpone the request and find out if the county could look and see if the location is the best option or if there is a better location.

Chairman Hassett asked the staff why a third-party review was done on the previous cell tower but not the current request and if it is something the commission can opt to require on all cellphone towers and make the applicant pay.

Matthew Gunderson, Planning and Zoning Manager, stated that the previous one was a cell tower that the Board of Supervisors requested the third-party review to determine the site feasibility. He stated that cellphone companies have their own RF engineers that can do the same analysis as a third-party would, so if there are specific questions that the commission would need answers, the applicant can have their engineers to look at and provide information back to the commission. He also stated that if the county procures the third-party, the county will need to pay the third-party engineer.

Chairman Hassett asked if the denial that was mentioned was for the same parcel.

Commissioner Bradshaw stated that it was a different parcel but same tower provider and 1,000' away.

Commissioner Hubbard asked what the closest tower is.

Commissioner Bradshaw stated that there is one mile away and is visible from the current request's location and it is about three miles south.

Ben Feldman stated that he did not see it on the map. He stated that he agrees to postpone the item, if possible, and figure out a better solution, if any. He also stated that it is not feasible to have their own engineer do the review because Verizon has their own and it would be the same type of report and they would just do it on their own, rather than the county pay someone to do it. He also stated that he did not see any of the opposition until the day before the meeting.

Chairman Hassett asked the applicant if he would accept to continue the item to give him an opportunity to not only review the opposition but also get with their engineers to provide more adequate data for the application.

Ben Feldman agreed.

Chairman Hassett asked the applicant how much time he thinks he would need to go through the oppositions and to provide engineering report.

Ben Feldman stated that he would go to next month's meeting which is June 10, 2026 and if he can't get what he needs by then, he would push it to the following month.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Bradshaw made a motion to continue the item at the June 10, 2026 meeting to allow the applicant to provide further information regarding the location.

Commissioner Arp seconded that motion.

The motion carried unanimously.

03. Evaluation of a request for an **EXTENSION OF TIME FOR A SPECIAL USE PERMIT** for Assessor's Parcel No. 402-32-184, to allow for the completion of the conditions of B.O.S. Resolution 2021-145, allowing for a Recreational Vehicle Park in an A-R (Agricultural Residential) zone in southeast of North Street), Mohave County, Arizona. **Vanessa Giebink and Kennedy Alexander II.**

Vickie Bogan, Planner I, read the item and the staff recommendations. Vickie Bogan stated that during the development of the RV park, the property was sold, and the new owner has been working on meeting the resolution requirements since they purchased the property and finished resolution requirements. She also stated that Planning staff are ready to approve the RV park application pending the special use permit application. She stated that the staff received one letter of opposition. The applicant was present via Teams.

Chairman Hassett opened the public hearing.

Commissioner Bradshaw asked the staff if the request is ready to be approved and has gone through staff.

Vickie Bogan, Planner I, stated yes. She also stated that the difficulties they had with the applicant was the Public Works required in granting a roadway easement which took quite some time so now that it has been done, it was the final thing they were waiting for, but the resolution was ready to expire which is the reason for the extension.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Patillo made a motion to approve per the staff's recommendation.

Commissioner Martin seconded that motion.

The motion carried unanimously.

04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity (north of Shirley Drive, west of Franhi Road), Mohave County, Arizona. **Brown Consulting Engineers on behalf of 2222 Scenic LLC .**

Joseph Nam, Planner I, read the item and the staff recommendations. The applicant was not present.

Chairman Hassett opened and closed the public hearing since no one signed up to speak and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve per the staff's recommendations.

Commissioner Martin seconded that motion.

The motion carried unanimously.

05. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to bring Parcel 402-20-187 into compliance and for a minor land division of Parcel 402-20-005 in the Scenic vicinity (east of Grand Wash Ave, southeast of Toni Drive), Mohave County, Arizona. **Brown Consulting Engineers on behalf of Lee Crew 5 Trust, Yazoo Holdings LLC.**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was not present.

Chairman Hassett opened and closed the public hearing since no one signed up to speak and asked the commissioners for a motion.

Commissioner Bradshaw made a motion to approve per the staff's recommendations.

Commissioner Morse seconded that motion.

The motion carried unanimously.

LAKE HAVASU AREA

06. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M-2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity (north of Fathom Drive, west of London Bridge Road) Mohave County, Arizona. **John Gall on behalf of LHC North LLC.**

Vickie Bogan, Planner I, read the item and the staff recommendations. She stated that the staff received three letters of oppositions and three letters of support. The applicant was present.

Chairman Hassett opened the public hearing.

The applicant, John Gall 2278 McCulloch Blvd, spoke about the project.

Vice-Chair Gillette asked the applicant if he was aware of the wash.

John Gall stated that they hired Bowman and Associates, and they are just about done with total drainage and grading report for the entire site, so they are aware of where the channels are and the flows. He also stated that they will be applying for LOM-R and CLOM-R as well to make sure everything is out of the flood zone.

Commissioner Hubbard asked the applicant if he looked around I-40 for another location.

John Gall stated that they were approached after they purchased the location. He stated that they were not the end users that were going to be doing it, but they did look within Lake Havasu City, and they couldn't find a suitable location and this was the closest that would serve to the airport in Lake Havasu and Highway 95 and serve as their regional center, not a larger distribution center.

Commissioner Hubbard asked if there would be a commercial airline and what they would do with the contaminants in the pit.

John Gall stated he is assuming they will if some truck transport comes in. As far as the contaminants, he stated that they are negotiating with Director Latowski and Sergio from Public Works and they are either going to remove those or they are going to utilize them potentially for improving the roads.

Commissioner Hubbard asked if he is trying to get Public Works to remove the contaminants for him.

John Gall stated that the contaminants belong to Public Works because they are using the land right now and they are going to lease it for a short period of time. He stated that they've used it for improvements in Highway 95 and other areas.

Commissioner Hubbard asked the applicant if they would need to come through the shops to Highway 95 to jump on I-40.

John Gall stated that the location is close to London Bridge road north where there's an intersection and improvement on Highway 95. He stated that they are fully aware that they are going to have to make significant improvements to London Bridge road as the development builds out.

Commissioner Hubbard asked where they are planning to find people to work.

John Gall stated that the end-user already has them.

Commissioner Patillo asked if the process in getting LOM-R and CLOM-R have started with FEMA.

John Gall stated that the drainage and grading plan are done and the application to FEMA should be in by the end of the month.

Chad Upshaw 1040 Fathom Dr, spoke in opposition.

Emily Vona 1077 Fathom Dr, spoke in opposition.

Harmony Rowley 1077 Fathom Dr/4750 London Bridge Rd, spoke in opposition.

Commissioner Morse asked the applicant how the rest of the parcel is going to dovetail with the proposed zoning.

John Gall stated that Viewpoint Estates acquired 100 acres of the 632 acres that they will be expanding and develop it under a different name called "Estates of Castle Rock". He stated that they already know that North View Dr that feeds London Bridge Rd, is going to need significant improvements. He also mentioned that they are looking to come before the board in the following month for a residential subdivision in there and the east side of London Bridge Rd that abuts the shops, they have a vision of a mixed-use district with hotels, sprouts and all sorts of other uses.

Vice-Chair Gillette asked what the prices for the houses would be.

John Gall stated that it is probably around \$380k to \$390k. He also stated that they are focused on workforce houses.

Vice-Chair Gillette asked if they are going to put in stipulation that one person can't buy multiple houses.

John Gall stated they will probably look at it in the HOA.

Commissioner Hubbard stated that he is very familiar with the area and that the request is not a goof it for the area at all and that the I-40 corridor would be best.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Morse made a motion to approve per the staff's recommendations.

Commissioner Kirkham seconded that motion.

Commissioners Hubbard and Gillette opposed the motion.

The motion passed with 8-2 vote.

GOLDEN VALLEY AREA

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-23-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (east of Concho Road, south of Tapeats Drive), Mohave County, Arizona. **Mohave Engineering Associates on behalf of James Swan and Patricia Niemela.**

Robert Dmohowski, Planning Manager, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

The applicant, Donna Crouse of Mohave Engineering spoke about the project.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve per the staff's recommendation.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

08. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory structure and an RV as a temporary residence, in the Fort Mohave vicinity (east of La Calzada Drive, north of Los Gauchos Road), Mohave County, Arizona. **Kyle Villamor and Vanessa Villamor.**

Joseph Nam, Planner I, read the item and the staff recommendations. The applicant was present via Teams.

Chairman Hassett opened and closed the public hearing since no one signed up to speak and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve per the staff's recommendations.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Yucca vicinity (north of Herridge Road, west of Mohave Center Boulevard), Mohave County, Arizona. **KTH Consulting on behalf of Frank and Amy Mesmer.**

Drew Diaz, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

Commissioner Martin asked the staff if the request is strictly for open lot storage or is there an intention on manufacturing.

Matthew Gunderson, Planning and Zoning Manager, stated that the application specifically mentions the storage aspect.

The applicant, Kathy Tackett-Hicks, stated that the request is only for open lot storage and there might be a covered space for RV. She also stated that in the future, if they do manufacturing, they will need to show it in a site plan, so it is not proposed for it right now.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Martin made a motion to approve with a condition that the use is restricted to open lot storage only and no manufacturing allowed.

Commissioner Hubbard seconded that motion.

The motion carried unanimously.

KINGMAN AREA

10. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 204-45-052 from an A-R/15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity (east of Jolla Way, south of Peterson Road), Mohave County, Arizona. **Alberto Hernandez and Osvaldo Villegas.**

Drew Diaz, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened and closed the public hearing since no one signed up to speak and asked the commissioners for a motion.

Commissioner Kirkham made a motion to approve per the staff's recommendations.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

11. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity (southwest of Interstate 40, east of Blake Ranch Road), Mohave County, Arizona. **Shannon R. Denmark and Andrew Taylor on behalf of Sam Speron.**

Robert Dmohowski, Planning Manager, read the item and the staff's recommendation. He stated that staff received 22 letters in oppositions and a petition with 137 signatures in opposition, 4 letters in support and a petition with 3 signatures in support. The applicant was present.

Chairman Hassett opened the public hearing.

The applicants, Shannon Denmark and Andrew Taylor and their architect, Steno all spoke about the project.

Commissioner Kirkham asked the applicant if the resort would be a membership park.

Steno stated not now. He stated that it is a private venture that they are trying to put together, go through the approval and start down the road in developing.

Commissioner Arp asked the applicant to be more specific on the number of spaces.

Steno stated that they can't be specific on number. He stated that what they are estimating right now is close to 300 spaces on 40 acres; however, that could change close to half once the technical and engineering part are all set and done.

Commissioner Hubbard asked if they would accommodate travelers or if the resort would be strictly for the association.

Steno stated it is going to be a vacation RV resort with no membership.

Commissioner Martin asked the applicants if there was a community meeting where they presented their request to the community.

Shannon Denmark stated that there wasn't any meeting. He stated that his phone number and name was on the notice that they sent out and he was not approached by anyone from the community.

Kathy Tackett-Hicks spoke in support.

Chairman Hassett asked who organized the meeting that was mentioned.

Kathy Tackett-Hicks stated that it was set up by local individuals.

Michelle Drwal of 9248 E Bay Dr, Kingman spoke in opposition.

Phyllis Beers of 10730 E Old Highway, Kingman spoke in opposition.

Rich Beers of 10730 E Old Highway, Kingman spoke in opposition.

Two public speakers gave their 2 minutes to John Lutenski of 11290 E Sand River Ranch Rd, and they are all opposition.

Five public speakers gave their 2 minutes to Joe Drwal of 9248 E Bay Dr, Kingman, and they are all opposition.

Seven public speakers gave their 2 minutes to Ronald Nyberg of 1108 S McCarrell, and they are all opposition.

Alberto Hernandez of 1073 E Old Highway 93, spoke in opposition.

Commissioner Kirkham stated that it would be beneficial to postpone the request to allow for the applicant to have a meeting with the residents and answer their questions.

Vice-Chair Gillette stated that she agrees that they need to have a meeting so they can talk reasonably.

Commissioner Hubbard also agreed to have a meeting. He stated that the contaminants of the water should be a concern, and he would like more information on it. He also stated that the rest of the concerns like the wash and buffers will be taken care of when they apply for the permit.

Commissioner Patillo made a comment regarding the water contamination concerns, stating wells shouldn't produce high arsenic, and they shouldn't have sediment in them. He also stated that if the water is contaminated with arsenic, there are ways to treat it.

Commissioner Ruge also made a comment via Teams stating he does not support a postponement and that he would approve if a motion for approval is made.

Chairman Hassett reminded the public that the request is only to allow the applicants to change the zoning and potentially develop it. He stated that the Board of Supervisors has higher authority over the commission to approve or deny the request.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Ruge made a motion to approve via Teams.

The motion died.

Chairman Hassett asked the commissioners for another motion.

Commissioner Kirkham made a motion to continue the request to the July Planning and Zoning Commission meeting to allow the applicant to have a meeting with the community and a couple member from the staff.

Commissioner Hubbard seconded that motion.

The motion carried unanimously.

OTHER

12. Annual Election of Chair and Vice-Chair

Commissioner Patillo made a motion for the current Chair and Vice Chair to continue their roles for the next year.

Vice-Chair Gillette seconded that motion.

The motion carried unanimously.

13. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.

Commissioner Martin made a comment asking the staff if it is possible to ask for more information from the applicants if they intend to manufacture when they apply for open lot storage requests, so that the commissioners' recommendations are more consistent.

Matthew Gunderson, Planning and Zoning Manager, stated that for C-MO zones, the staff look at zoning request, the proposed use as well as other uses that are allowed within the same zone which includes light manufacturing. He stated that they will be more specific with the applicant and put what the applicant has requested in the staff report.

Chairman Hassett asked the staff about the C-MO zoning.

Matthew Gubderson, Planning and Zoning Manager, stated that C-MO zoning designation allows for commercial manufacturing which is a light manufacturing use and allows for the open lot storage element.

14. Call to the Public

Kathy Tackett-Hicks stated that the reason she keeps asking for C-MO is because it is the only zoning that allows for open lot storage.

John Lutenski stated that a pertinent amount of information was left off regarding item 11 such as the active mining operation and the number of wells they drilled.

Adjournment

Chairman Hassett adjourned the meeting at 12:17 PM.