



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION
MARCH 11, 2026
REGULAR MEETING MINUTES**

MEMBERS PRESENT

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

Commissioners' Morse and Patillo were present via Teams.

MEMBERS ABSENT

Melanie Martin

STAFF PRESENT

Matthew Gunderson	Rob Dmohowski	Melanie Stradling	Alyssa Padilla	Robie Crockett
Will Davis	Vickie Bogan	Drew Diaz	Joseph Nam	

GUESTS PRESENT

Kenny Works	Veronica Booth	Holly Geriminsky	Hailee Booth
Glenda Rappe	Dirk Van Voris	Terri Berry	Zane Delucia
Denley Fowlke	Joseph Timbrel	Gilbert Donatelli	Mark Clayburn
Drew Booth			

Pledge of Allegiance

Roll Call

Announcements

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).

Chairman Hassett stated Today the Planning and Zoning Commission will hear public testimony and then forward a recommendation to the Board of Supervisors. The items with the right recommendations made by the Commission will be heard by the Board of Supervisors on Monday, April 6, 2025, at 9:30 A.M. in this same location, except for any continued items.

Approval of Minutes

Commissioner Ruge made a motion to approve the February 11, 2026, meeting minutes.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **PRELIMINARY PLAT and PETITIONS OF EXCEPTIONS** for Desert Springs Ranches Subdivision Subdivision, Tract 3540, a proposed subdivision of Assessor's Parcel Nos. 402-32-195, 402-64-095, -105, -107, -109 and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity (east of River Lane, north of Fleet Street), Mohave County, Arizona. **Denley Fowlke for B & F Land Co.**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

Commissioner Bradshaw asked about the fire hydrant requirement exception is and he would like to see that the fire district is fine with it.

The applicant, Denley Fowlke, 3272 Broken Rockway, Washington, Utah stated that his engineer can provide more details, but the water company that provides water to the area doesn't have the capacity for fire hydrants. He also stated that the fire district signed off on it.

Commissioner Hassett closed the public hearing at 10:07 AM while the applicant is contacting his engineer to be on the phone.

Commissioner Hassett opened the public hearing at 10:20 AM for a continued discussion.

Commissioner Kirkham asked how far away the nearest fire hydrant is.

Matthew Gunderson, Planning and Zoning Manager, stated that the department sent the preliminary plat to the fire district and received no objection from them. He also stated that they will also require a letter from the fire district before they release any assurances and allow for them to build on the lots, saying that they are ready to service the lots.

Commissioner Bradshaw asked about the Petition of Exceptions for the roads.

The applicant, Denley Fowlke stated that it would be a county road and that they are planning to get it done according to the county requirements.

Matthew Gunderson, Planning and Zoning Manager, stated that the county has regular maintenance and tertiary maintenance.

Chairman Hassett asked the applicant to confirm if the exceptions that he is requesting are to shrink the egress ingress down to 60 feet and then allow for no fire hydrants.

Denley Fowlke stated yes.

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

Commissioner Bradshaw made a motion to approve.

Commissioner Ruge seconded that motion.

The motion passed unanimously.

MOHAVE COUNTY GENERAL AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-06-502 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a permitted temporary residence, in the White Hills vicinity (north of Wildhorse Drive, east of Golden Arrow Avenue), Mohave County, Arizona. **Terri Berry**

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

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

Commissioner Ruge made a motion to approve.

Commissioner Bradshaw seconded that motion.

The motion passed unanimously.

03. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment for an offsite agricultural operation in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity (south of Huntington Avenue, west of Antares Road), Mohave County, Arizona. **Dirk Van Voris.**

Melanie Stradling, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

Commissioner Ruge asked the applicant how often will planes be landing.

The applicant, Dirk Van Voris 8586 E Huntington Ave, Kingman stated that they are large drones and will fly three to four times a week just for maintenance.

Commissioner Kirkham asked the applicant if the drones are recreational.

Dirk Van Voris stated no; they are all commercial. He stated that they fly under the part 107 rules, so everything is under 55 pounds and they are under the FAA part 107 rules and they are written and built under that.

Commissioner Bradshaw asked the applicant if he does maintenance drones or if he manufactures them and make the commission understand why they chose to fly in the location as opposed to the airport.

Dirk Van Voris stated that they cannot fly at the airport because the drones are unmanned. He stated that they moved up from Mesa and it was a great location because it's in uncontrolled airspace. He also stated that the FAA did a lengthy airspace and ground review that took them about eight months to make sure everything is good for the airspace that they were going to operate in. He stated that they assemble drones and use them in their small fleet and to maintain the fleet, they need an area to fly in.

Vice-Chair Gillette asked the applicant why they fly them if they don't manufacture them.

Dirk Van Voris stated that they assemble them where they order a bunch of parts and they put them together and they maintain and fly what they build. He also stated that they go to different locations within Arizona, Nevada, California to do a lot of research. He stated that they are contracted out for firefighting and testing.

Commissioner Ruge asked if they are maintaining the equipment to use in a different location.

Dirk Van Voris stated yes, to use off-site.

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

Commissioner Ruge made a motion to approve.

Commissioner Arp seconded that motion.

The motion carried unanimously.

04. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a **REZONE** of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca vicinity (south east of Interstate 40, west of Mojave Drive), Mohave County, Arizona. **Iris Development Services, PLLC for Earthtek LLC.**

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

Chairman Hassett opened the public hearing.

Mark Clayburn, 6408 Sun Valley Dr, Yucca spoke in support.

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

Vice-Chair Gillette made a motion to approve.

Commissioner Kirkham seconded that motion.

The motion passed unanimously.

KINGMAN AREA

05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 254-30-015 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/4A (Agricultural Residential/ Four Acre minimum lot size) zone, to bring the property into compliance, in the Hackberry Road Vicinity (south of Tin Mountain Road, west of Hackberry Road), Mohave County, Arizona. **Gilbert and Mi Jin Donatelli.**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

Commissioner Ruge asked the staff how the property became non-compliance.

Matthew Gunderson, Planning and Zoning Manager, stated the property is undersized and falls below the ten-acre minimum lot size requirement. He stated that the parcel was split after the zoning was put in place, permits can't be issued for the property, and they need to rezone it first.

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

Commissioner Ruge made a motion to approve.

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

OTHER

06. Evaluation of a request to **AMEND THE MOHAVE COUNTY ZONING ORDINANCE**, Section 46.2 Amendments to the General Plan and Area Plans to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan. **Mohave County**

Melanie Stradling, Planner I, read the item and the staff recommendations.

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

Commissioner Bradshaw made a motion to approve.

Vice-Chair Gillette seconded that motion.

The motion passed unanimously.

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

N/A

08. Call to the Public

N/A

Chairman Hassett adjourned the meeting at 10:27 A.M.

These minutes were approved at the April 8, 2026, Planning and Zoning Commission meeting.