



City of Maricopa

Meeting Minutes - Final Planning & Zoning Commission

Maricopa City Hall
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Chair James Singleton

Vice Chair Robert Klob

Commissioner Robert Brems

Commissioner William Robertson

Commissioner Maurice Thomas Jr.

Commissioner Chad Whittle

Commissioner Ted Yocum

Monday, February 9, 2026

6:00 PM

Council Chambers

1. Call To Order

Chair Singleton called the Planning and Zoning Commission meeting to order at 6:01 PM. Chair Singleton led those present in the Pledge of Allegiance.

2. Roll Call

Present 3 - Commissioner Ted Yocum, Chair James Singleton, and Commissioner Chad Whittle

Absent 2 - Commissioner Maurice Thomas Jr., and Commissioner William Robertson

3. Call to the Public

No members of the public approached the podium during the call to the public. No speaker cards were provided by the public.

4. Minutes

4.1 [MIN 26-12](#) The Commission shall approve the Minutes from the January 26, 2026 meeting.

The Commission reviewed the Minutes from the January 26, 2026 meeting. No questions or comments were raised.

Motion to approve the Minutes was made by Commissioner Yocum and seconded by Commissioner Brems. The motion passed unanimously.

5. Agenda and Public Hearings

5.1 [ZON 25-06](#) PUBLIC HEARING: A request by the City of Maricopa to rezone two parcels of land that total ±2.1 acres, from the county Transitional (TR) zoning district to the municipal General Mixed-Use (MU-G) zoning district, generally located 0.1-miles east of North Maya Angelou Drive on West Bowlin Road. DISCUSSION AND ACTION.

James Kamstra, Assistant Planner, clarified that this was a city-initiated rezoning request for two parcels owned by ETP Investments.

Mr. Kamstra detailed the location as east of North Maya Angelou Drive and north of West Bowlin Road, encompassing two parcels totaling 2.1 acres (Lot 4E at 1 acre and

Lot 4F at 1.1 acres). He explained this was a "like-for-like" rezone from the county Transitional (TR) zone to the city's General Mixed-Use (MU-G) zone.

Mr. Kamstra outlined the site history which included a replat of Lot 4 into seven different parcels in February 2024. He added in August 2024, the city abandoned portions of the right-of-way on Lots 4E and 4F. Finally, he said in September 2024, ETP Investments acquired the parcels from the city.

Mr. Kamstra explained that the proposed rezoning aligned with both the General Plan and zoning code requirements. He conveyed that the land use designation for the parcels is Employment, which is compatible with the proposed General Mixed-Use zoning. He noted that while the employment designation does not include residential uses, this rezone is considered appropriate as it maintains consistency with the prior zoning classification.

Mr. Kamstra ensured the rezone met all three specific requirements in the zoning code, which include consistency with the General Plan, the necessity to achieve the desired land use balance, and the promotion of orderly growth and protection of public welfare.

Regarding public outreach, Mr. Kamstra mentioned that all public noticing requirements were met. He highlighted a neighborhood meeting was held at the library on January 15, though no residents attended.

Chair Singleton opened the public hearing, but no members of the public came forward to speak. The public hearing was then closed.

Commissioner Klob expressed support for the rezoning as a first step toward developing the site, noting his excitement about its potential for shopping, entertainment, or restaurants. Commissioner Yocum also noted that the rezoning adheres to the General Plan's employment designation, which explicitly states residential uses are not intended.

Motion to approve the Bowlin and Maya Angelou Rezone was made by Commissioner Brems and seconded by Commissioner Whittle. The motion passed unanimously.

6. Reports from Commission and/or Staff

Rick Williams, Planning and Zoning Manager, provided updates on upcoming meetings. He announced that the next meeting would be held off-site at the library on March 23rd at 6:00 PM for the first General Plan discussion. He noted that Chair Singleton and Vice Chair Klob would be absent, and stressed the importance of having a quorum. Mr. Williams requested that commissioners notify him in advance of any conflicts with this meeting or the April 27th action meeting for the General Plan, which will be held at City Hall at 6:00 PM.

Chair Singleton informed the Commission that he would be absent from the March 23rd meeting because he is running for City Council and must submit signatures by 5:00 PM that day.

Mr. Williams expressed appreciation for Chair Singleton's service on the Commission, thanking him for his contributions and the conversations they've had over the past two years.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 6:15 PM.

Motion to adjourn was made by Commission Yocum, seconded by Commissioner Brems. The motion passed unanimously.

Certification of Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission of Maricopa, Arizona, held on the 9th day of February, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of March, 2026.

**James Kamstra
Assistant Planner**