



City of Maricopa

Meeting Minutes - Draft Planning & Zoning Commission

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Chair James Singleton
Vice-Chair Alfonso Juarez III
Commissioner Robert Brems
Commissioner Robert Klob
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Ted Yocum

Monday, June 23, 2025

6:00 PM

Council Chambers

1. **Call To Order**

Chair Singleton called to order at 6:00 PM. Commissioner Yocum led the invocation, and Commissioner Klob led the Pledge of Allegiance.

2. **Roll Call**

Present 6 - Commissioner Robert Brems, Commissioner Robert Klob, Commissioner Ted Yocum, Commissioner William Robertson, Chair James Singleton, and Vice Chair Alfonso Juarez III

Excused 1 - Commissioner Maurice Thomas Jr.

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 25-39](#)**

The Commission shall review and approve Minutes from the June 9th, 2025.

A motion to approve the minutes was made by Commissioner Yocum and seconded by Vice Chair Juarez III. The motion passed unanimously.

5. **Regular Agenda**

5.1 **[SUB 24-07](#)**

A request by CVL Consultants, on behalf of Maricopa Hartman LLLP, requesting approval of The Sanctuary Phase I subdivision preliminary plat to accommodate 339 single-family homes on approximately 83.02 gross acres. The property is generally located at the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Hartman Rd.
DISCUSSION AND ACTION.

Derek Scheerer, Planner II, presented the request for approval of The Sanctuary Phase I subdivision preliminary plat. He explained that this item was continued from the previous meeting to address concerns about access to the proposed subdivision.

Mr. Scheerer shared an overview of the project, including the location, proposed lot

sizes, and amenities. He highlighted the main access point from Hartman Road and the all-weather emergency access road, which was a point of concern for the Commission.

Eduardo Raudales, City Engineer, addressed the Commission's concerns about the emergency access road. He explained that building a full road immediately would significantly increase costs for homebuyers. He also mentioned that the city has used similar emergency access strategies in other developments.

Commissioner Klob expressed concerns about potential recession risks and the possibility of developers walking away from the project. He worried about residents being left without proper access if the development was not completed. Mr. Raudales clarified that the emergency access road would be maintained by the Homeowner's Association, not the developer, to ensure its long-term maintenance. He also explained that the city has mechanisms to step in and maintain the road if necessary.

Commissioner Robertson suggested that a clear policy be established for opening the emergency access gate in non-fire situations, such as water main breaks or other emergencies.

Motion to approve SUB 24-07 was made by Vice Chair Juarez III and seconded by Commissioner Robertson. The motion failed by the following vote:

Aye, 3 - Commissioner Robertson, Chair Singleton, and Vice Chair Juarez III

Nay, 3 - Commissioner Klob, Commissioner Brems, and Commissioner Yocum

The Commission voted to enter Executive Session to further discuss this item.

A motion was made by Commissioner Yocum to open Executive Session; second was made by Commissioner Klob. Motion passed unanimously.

The Commission entered Executive Session at 6:25 p.m. The Commission came out of Executive Session at 6:48 p.m.

The meeting reconvening at 6:50 p.m. Chairman Singleton asked if any of the Commissioners had questions or comments on this item. No Commissioners had questions or comments.

A motion was made by Commissioner Robertson, seconded by Vice Chair Juarez III, that this Subdivision be Approved. The motion carried by a unanimous vote.

5.2 [GPA 24-03](#)

Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Minor General Plan Amendment on approximately 9 +/- acres effectively changing the future land use designation from Commercial (C) to Master Planned Community (MPC). The site is generally located at the southeast corner of W. Steen Rd. and N. Anderson Rd. DISCUSSION AND ACTION.

Derek Scheerer presented the request for a Minor General Plan Amendment to change the future land use designation from Commercial to Master Planned Community for approximately 9 acres.

Julie Vermilion, the representative from CVL Consultants and applicant's representative, provided further details about the proposal. She shared the proposed site plan, which includes a centrally located park and designated access from

surrounding parcels, and emphasized the project's intent to align with modern development patterns. Additionally, she showcased the circulation plan highlighting road improvements on Steen and Anderson Roads, as well as illustrated wall and entry sign elevations featuring stone accents and softened landscaping for a cohesive theme.

During the public hearing, Mary Hartman, representing the Hartman family, came forward to address several critical concerns and requests they had related to the development. Her concerns included the assurance of maintaining adequate access points for the family property, the need for protection of an existing domestic well currently supplying the homestead with water, and ensuring that the current irrigation easements essential for farming operations remain intact and undisturbed by the new development.

A motion was made by Vice Chair Juarez III, seconded by Commissioner Klob, that this General Plan Amendment be Approved. The motion carried by a unanimous vote.

5.3 [PAD 24-07](#)

Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 193 +/- acres effectively rezoning the site from the Hartman Ranch Planned Area Development (PAD) CR-3 Single-Family Residential to the Hartman Ranch Planned Area Development (PAD). The site is generally located at the southeast corner of W. Steen Rd. and N. Anderson Rd. DISCUSSION AND ACTION.

Derek Scheerer presented the request for a Zoning Map Amendment to rezone approximately 193 acres from CR-3 Single-Family Residential to Planned Area Development. He described the intent of the amendment, emphasizing alignment with current zoning ordinances and ensuring modern development standards. Derek highlighted changes such as the introduction of a variety of lot sizes intended to accommodate different housing needs.

Commissioner Klob expressed concerns in a separate discussion about potential changes to lot sizes and densities in the future. He specifically noted worries about the introduction of innovative lot designs such as zero lot lines and how these might impact the rural character of the area and density limits.

During the public hearing, Jocelyn Scott, representing the Hartman family, came forward and requested a continuance. She stated this was necessary to allow the family additional time to discuss and consult with legal representation to address any outstanding issues and reach a comprehensive agreement with the developer.

A motion was made by Commissioner Robertson, seconded by Vice Chair Juarez III, that this Rezoning be continued. The motion carried by a unanimous vote.

6. Reports from Commission and/or Staff

Rick Williams, Planning and Zoning Manager, informed the Commission that the next meeting would be held on July 14th and wished everyone a safe and happy 4th of July.

Commissioner Robertson raised a question about the Commission's ability to comment on topics brought up by applicants during presentations, even if they might be outside the Commission's usual purview. Nick Brooks, City Attorney, suggested adding this topic to a future agenda for discussion, either in executive session or as a work session.

7. Executive Session

The Commission entered Executive Session at 6:25 p.m. for further discussion on Item 5.1, SUB 24-07. The Executive Session was adjourned at 6:48 PM.

A motion was made by Commissioner Yocum to open Executive Session; second was made by Commissioner Klob. Motion passed unanimously.

8. Adjournment

The meeting was adjourned at 7:33 PM.

A motion was made by Commissioner Robertson, seconded by Commissioner Robert Klob, to Adjourn. The motion carried unanimously.