

Planning and Zoning Commission Actions

Regular Meeting

June 27th, 2022

1.0 Call to Order	Meeting was called to order at 6:00 pm by Chair Huggins.
2.0 Roll Call	Present: Yocum / Huggins / Irving / Frank / Robertson Present Telephonically: Leffall / Sharpe
3.0 Call to the Public	No one spoke at the call to public.
4.0 Minutes Agenda Item 4.1 Agenda Item 4.2	4.1 No minutes presented at this meeting.
Agenda Item 5.1:	5.1 CUP 22-01 Public Hearing: A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate equipment onto an existing cell tower. The proposed modification will not increase the height of the existing monopole and will not expand the existing fenced compound area. The site is generally located west of the northwest corner of N. John Wayne Parkway and W. Hathaway Ave. and is within the Mixed-Use Heritage District. Discussion and Action. No presentation for this item. The Public Hearing opened at 6:05 pm, following no public comments the Public Hearing closed at 6:05 pm. A motion was made by Commissioner Yocum, seconded by Commissioner Irving, that this Conditional Use Permit be Approved. The motion carried by a unanimous vote.
Agenda Item 5.2:	5.2 CUP 22-02 PUBLIC HEARING: A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate equipment onto an existing cell tower. The proposed modification will not increase the height of the existing monopole and will not expand the existing fenced compound area. The site is located on City-owned property just southeast of the Copper Sky Recreation Complex. Discussion and Action. No presentation for this item The Public Hearing opened at 6:06 pm., after no public comments the Public Hearing closed at 6:06 pm. A motion was made by Sharpe, seconded by Commissioner Frank, that this Conditional Use Permit be Approved. The motion carried by a unanimous vote.
Agenda Item 5.3:	5.3 CUP 22-04 PUBLIC HEARING: A request by Sender CC on behalf of Verizon Wireless to upgrade equipment on an existing wireless communications facility mounted on a ball field light. The proposed modification will not increase the height of the existing monopole and will not expand the existing walled compound area. The site is generally located west of the southwest corner of N. Porter Rd. and N. Alan Stephens Parkway. Discussion and Action. No presentation for this item. The Public Hearing opened at 6:07 pm., after no public comment the Public Hearing closed at 6:07 pm. A motion was made by Commissioner Irving, seconded by Commissioner Yocum, that this Conditional Use Permit be Approved. The motion carried by a unanimous vote.
Agenda Item 5.4:	GPA 22-07 PUBLIC HEARING: A request by the City of Maricopa to amend approximately 16.78 acres of the General Plan Future Land Use Map, more specifically, Pinal County parcel number 502-03-012M

	(portion thereof), from existing Public/Institutional (P) to High Density Residential (H) located south and east of the southeast corner of N. White and Parker Rd. and Lococo St. Discussion and Action Rodolfo Lopez, Director of Development Services requested to table this item due to a typo on the agenda language. A motion was made by Commissioner Frank, seconded by Commissioner Robertson, that this General Plan Amendment be Tabled. The motion carried by a unanimous vote.
Agenda Item 5.5	ZON 22-02 PUBLIC HEARING: A request by the City of Maricopa to rezone approximately 16.78 acres, more specifically, Pinal County parcel number 502-03-012M (portion thereof), from existing Transitional (TR) to High Density Residential (HR) located south and east of the southeast corner of N. White and Parker Rd. and Lococo St. Discussion and Action. Rodolfo Lopez, Director of Development Services requested to table this item due to a typo on the agenda language. A motion was made by Commissioner Irving, seconded by Commissioner Yocum, that this Rezoning be Tabled. The motion carried by a unanimous vote.
Agenda Item 5.6	DRP 22-01 PUBLIC HEARING: A request by Stewart + Reindersma Architecture on behalf of Construction Solutions Company, requesting review and approval of Site, Landscape, Photometric and Elevation plans for a proposed 47,200 square-foot flex office shell building. Generally located on the northwest corner of West Edison Road and North Estrella Parkway. DISCUSSION AND ACTION. Alexander Bosworth, Assistant Planner presented. The Public Hearing opened at 6:18 pm., after no public comments, the Public Hearing closed at 6:18 pm. Discussion ensued on noise and operating hours. Applicant, Owner and Rodolfo Lopez spoke regarding noise abatement and the required City Performance standards that include operating hours and noise restrictions. Question on “adequate” traffic flow for that area. Commissioners like to see the TIA on estimated trips per day, peak hours. Staff explained the study was done and will send the traffic impact analysis. A motion was made by Commissioner Yocum, seconded by Commissioner Irving, that this Development Review Permit be Approved and includes the additional memo June 27th of conditions that was presented. The motion carried by a unanimous vote.
Agenda Item 5.7	TXT22-02 PUBLIC HEARING: A request by the City of Maricopa for review and approval of a proposed Text amendment to the City of Maricopa Zoning Code, Sections 2.15 Rules of Order and Procedure, 18.60 Planned Area Development District, 18.140 Common City of Maricopa, 2022 Procedures, 18.170 Amendments to the General Plan, 18.175 Amendments to the Zoning Map and Text; DISCUSSION AND ACTION. Alexander Bosworth, Assistant Planner presented. The Public Hearing opened at 6:33 pm. after no public comments, the Public Hearing closed at 6:33 pm. Discussion ensued. There was typo in the proposed corrections and it will be corrected. Commissioners want to make sure

	that the public will be able to speak and be heard at the call to the public at the council meetings. A motion was made by Commissioner Yocum, seconded by Commissioner Frank, that this Text Amendment be Approved with the noted typo correction. The motion carried by a unanimous vote.
Agenda Item 6.0 Update from Staff	6.0 Rodolfo Lopez invited the Commissioners to attend the National Planning State Conference in the fall in August. He stated next meeting would be July 11th and the next one on July 25th.
<u>Agenda Item 7.0:</u> <u>Executive Session</u>	There was no executive session.
<u>Agenda Item 8.0:</u> <u>Adjournment</u>	A motion was made by Commissioner Dan Frank, seconded by Commissioner Rachel Leffall, to Adjourn at 6:43 pm. The motion carried unanimously.

I, Britney Orian hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 27th day of June 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of June, 2022