



City of Maricopa

Meeting Actions - Final 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, May 12, 2025

6:00 PM

Council Chambers

1. **Call To Order**

Chair Singleton called this meeting to order at 6:00 p.m. Followed by an Invocation led by Commissioner Yocum, and the Pledge of Allegiance led by Vice-Chair Juarez.

2. **Roll Call**

Present 7 - Commissioner Robert Brems, Commissioner Robert Klob, Commissioner Maurice Thomas Jr., Commissioner Ted Yocum, Commissioner William Robertson, Chair James Singleton, and Vice Chair Alfonso Juarez III

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 25-26](#)

The Commission shall review and approve minutes from the April 28th, 2025 meeting.

A motion was made by Commissioner Thomas, seconded by Commissioner Klob, that these Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

5.1 [GPA23-05](#)

PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Minor General Plan Amendment on approximately 184-acres effectively changing the future land use designation from Commercial (C), Medium Density Residential (M), and Master Planned Community (MPC) to Mixed Use (MU). The site is generally located at the southeast corner of W. Farrell Rd. and N. John Wayne Pkwy., in the City of Maricopa. **DISCUSSION AND ACTION**

Derek Scheerer, Senior Planner, presented the details of item 5.1. Discussion followed.

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

5.2 **PAD23-04**

PUBLIC HEARING: A request Rose Law Group, on behalf of property owner SP Dunn/Ak Chin, LLC, requesting review and approval to create the Maricopa Towne Center Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for Maricopa Towne Center, a proposed mixed use, commercial and residential development. The property is generally located at the southeast corner of W. Farrell Rd. and N. John Wayne Pkwy.

DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented the details of item 5.2. Discussion followed.

A motion was made by Commissioner Robertson, seconded by Commissioner Klob, that this Rezoning be Approved. The motion carried by a unanimous vote.

5.3 **SUB25-06**

A request by EPS Group Inc., on behalf of Marbella Homes, requesting approval of the Hogenes Farms Phase I subdivision preliminary plat to accommodate 406 single-family homes on approximately 98.56 gross acres. The property is generally located at the northwest corner of W. McDavid Dr. and N. Green Rd.

DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented item 5.3. Discussion followed.

A motion was made by Commissioner Yocum, seconded by Commissioner Thomas, that this Subdivision be Approved. The motion carried by a unanimous vote.

5.4 **DRP25-04**

PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-04, a request by Gretchen Schroeder of Westwood Professional Services, on behalf of Circle K, for review of Site, Landscape, Rendering and Elevations, and Photometric Plans for a proposed gas station with convenience store and car wash on approximately 1.83-acres of land within Pinal County Parcel No. 510-12-0360, within the City of Maricopa, generally located east of the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. **DISCUSSION ONLY**

Derek Scheerer, Senior Planner, presented the details of item 5.4. Discussion followed.

The Presentation was heard.

6. Reports from Commission and/or Staff

Richard Williams, Planning and Zoning Manager, gave a report from staff. Mr. Williams stated that there will be a meeting in a month.

7. Executive Session

No executive session was conducted.

8. Adjournment

This meeting was adjourned at 7:06 p.m.

A motion was made by Vice Chair Alfonso Juarez III, seconded by Commissioner Maurice Thomas Jr., to Adjourn. The motion carried unanimously.