



City of Maricopa

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Meeting Actions - Final Planning & Zoning Commission

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 9, 2025

6:00 PM

Council Chambers

1. **Call To Order**

Chair Singleton called the meeting to order at 6:00 p.m, which was followed by an Invocation led by Commissioner Yocum and the Pledge of Allegiance led by Commissioner Robertson.

2. **Roll Call**

Present 6 - Commissioner Robert Klob, Commissioner Maurice Thomas Jr., Commissioner Ted Yocum, Commissioner William Robertson , Chair James Singleton, and Vice Chair Alfonso Juarez III

Excused 1 - Commissioner Robert Brems

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 25-32](#)**

The Commission shall review and approve Minutes from the May 12th, 2025 meeting.

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

5. **Regular Agenda**

5.1 **[PAD24-07](#)**

PUBLIC HEARING: The Planning and Zoning Commission shall discuss a request by the Rose Law Group, on behalf of, Private Motor Sports Group, LLC, to rezone approximately 263 acres of land from Industrial (CI-2) to the Apex Motor Sports Planned Area Development (PAD). The subject site is located at the Northwest West corner of Ralston Road and State Route 238.

DISCUSSION and ACTION.

Richard Williams, Planning Manager, presented the details for 5.1 . Discussion followed.

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

5.2 ZON24-03

PUBLIC HEARING: A request by Pender Engineering, on behalf of ETP Investments, LLC, to rezone 5.0 acres of land from the existing General Rural Zone (GR) to the General Commercial Zoning District (GC). The subject site is generally located at the northwest corner of W. Blazen Trail and N. White and Parker Road. **DISCUSSION AND ACTION**

LaRee Mason, Associate Planner, presented the details for 5.2 Discussion followed.

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

5.3 ZON25-03

PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 3.55 acres effectively rezoning the site from the Neighborhood Commercial (NC) to the General Commercial (GC) zoning district. The site is located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. **DISCUSSION AND ACTION.**

Derek Scheerer, Planner II, presented the details for 5.3. Discussion followed.

Ronald Angerme, a resident in Glennwilde, stated his concern with added traffic and safety for nearby homeowners and the look of the gas station.

Britney Pizzola, a resident in Glennwilde, stated her concern with children and people's safety. Asked for a relocation.

Mitchell Mastin, the architect for the project, stated that they are only looking to have zoning changed to have car wash placed on their site nothing more.

Leon Potter, a resident in Glennwilde, also stated that he has concerns with safety and traffic.

A motion was made by Vice Chair Juarez III, seconded by Chair Singleton, that this Rezoning be Approved. The motion failed by the following vote:

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

Nay, 3 - Commissioner Klob, Commissioner Thomas, and Commissioner Robertson

5.4 **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 details for 5.4. Discussion followed.

A motion was made by Commissioner Klob, seconded by Commissioner Yocum, that this Subdivision be Tabled. The motion carried by the following vote:

Aye, 5 - Commissioner Klob, Commissioner Thomas, Commissioner Yocum, Chair Singleton, and Vice Chair Juarez III

Nay, 1 - Commissioner Robertson

6. Reports from Commission and/or Staff

Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there will be a meeting in two weeks. There will be meetings in place for the next couple of weeks.

7. Executive Session

No executive session was conducted.

8. Adjournment

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

A motion was made by Vice Chair Alfonso Juarez III, seconded by Commissioner Robert Klob, to Adjourn .The motion carried unanimously.