

# Exhibit B - Planning Commission Minutes



## City of Maricopa

### Meeting Minutes - Draft Planning & Zoning Commission

Maricopa City Hall  
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*Chair Robert Klob*  
*Vice Chair Robert Brems*  
*Commissioner William Robertson*  
*Commissioner Maurice Thomas Jr.*  
*Commissioner Chad Whittle*  
*Commissioner Ted Yocum*

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Monday, March 23, 2026

6:00 PM

Maricopa Library and Cultural Center

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#### 5. Agenda and Public Hearings

##### 5.3 [GPA 26-01](#)

Public Hearing: The Planning and Zoning Commission shall conduct a public hearing to receive public comment on the draft Advancing Maricopa General Plan update. This item is for discussion only and no action will be taken. Discussion Only.

*Rick Williams, Planning and Zoning Division Manager, provided background on the general plan update process, noting that state statute requires cities to update their general plans every 10 years. He explained this was a milestone meeting representing the culmination of efforts that began in September, with the first official act being council's approval of the public participation plan on December 2, 2024. Mr. Williams clarified that the process included forming a general plan advisory committee (GPAC) with six meetings, multiple community workshops, surveys, and various public outreach efforts.*

*Matthew Klyszeiko, a consultant from Michael Baker International, provided a comprehensive presentation on the general plan update process. He explained that general plans are required by state statute, must be updated every 10 years, and serve as the community's long-term vision and roadmap for growth and development through goals and policies.*

*Mr. Klyszeiko's presentation outlined the three phases of the update process: Recognize (existing conditions and public input), Enrich (drafting the plan), and Achieve (final adoption). He stated that the required process included a 60-day review period where the plan was shared with the public and various agencies.*

*Mr. Klyszeiko detailed the extensive public outreach efforts, including three community workshops, virtual engagement through the project website, six meetings with the 16-member general plan advisory committee representing over 200 hours of volunteer time, pop-up booths at city events, small group meetings, and surveys receiving over 700 responses.*

*Mr. Klyszeiko highlighted feedback themes from the public included transportation and infrastructure, which was the most referenced topic, followed by economic development and the attraction of businesses to serve the growing population. He stated there was also a focus on continuing Maricopa's reputation for providing diverse housing options that serve multiple demographics, alongside the need for health care services to minimize trips to other cities. He also noted that there was a desire to expand shopping, dining, and recreation destinations, while preserving community culture and heritage as the city grows.*

*Mr. Klyszeiko emphasized that the plan was reorganized from the previous version's 83 goals and 363 policies into a more focused 44 goals and 242 policies with 24 implementable strategies. He revealed the structure includes six chapters organized around broad themes rather than individual statutory elements.*

*Mr. Klyszeiko highlighted key plan components including the updated land use map, growth areas identifying different types of anticipated growth, transportation improvements including potential new routes to I-10, housing policies, economic development goals, and updated parks and recreation mapping.*

*Mr. Klyszeiko concluded with next steps, including the commission's second hearing on April 27th for formal recommendation, followed by city council consideration in May and June, with the goal of placing the plan on the November 2026 ballot for voter ratification.*

*Commissioner Yocum, who served on the advisory committee, commented positively on the process. He noted how the existing plan had been over 200 pages with numerous goals and policies, and was pleased to see the significant reduction while maintaining comprehensive coverage. He expressed satisfaction that many of his suggestions regarding housing, educational facilities, utilities, and land use concepts were reflected in the final product.*

*No public comments were received during the hearing portion.*

**The presentation was heard.**