



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, September 22, 2025

6:00 PM

Council Chambers

1. Call To Order

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

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 25-55](#)

The Commission shall approve the minutes from the July 28, 2025 meeting.

The commissioners reviewed the minutes from the July 28, 2025, meeting. No questions or comments were raised.

Motion to approve the minutes was made by Vice-Chair Juarez, seconded by Commissioner Yocum. The motion passed unanimously.

5. Regular Agenda

5.1 [PAD25-06](#)

Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 9.33 +/- acres effectively rezoning the site from the D3 Copper Sky Planned Area Development zoning district to the Copper Sky Medical Campus Planned Area Development zoning district. The site is generally located at the southeast corner of W. Bowlin Rd. and N. John Wayne Pkwy. DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented the details of item 5.1 on the Copper Sky Medical Campus Planned Area Development. He explained that the proposal would remove this portion from the previous PAD to create a new PAD for the Copper Sky

Medical Campus. The focus would be on constructing an ER hospital that could range from 1-2 stories at 60,000 square feet up to 4 stories with 100,000 square feet, with a minimum of 24 medical surgical inpatient beds, one operating procedural room, an emergency department with 10 treatment bays, and diagnostic imaging capabilities including CAT scans, MRIs, and X-rays. The facility would include a helipad primarily for patient transfers out of the facility, not for bringing trauma patients in.

The proposal outlined potential build-out scenarios, which included Medical Office Building 1 up to 3 stories, 30,000-80,000 square feet, featuring outpatient services and ambulatory surgery; Medical Office Building 2, up to 2 stories and 40,000 square feet, also providing outpatient services and ambulatory surgery; and an optional retail building, 1 story and 15,000 square feet, intended to support the medical campus. Site access would feature an emergency entrance off West Bowland Road, a main entrance off North Greythorn Drive, restricted access from North John Wayne Parkway, and both vehicle and pedestrian cross-connections with the property to the south.

Jesse Slim of BR Companies, the applicant, provided a brief presentation on the goals and vision for the project. He emphasized that they were focusing on a medical campus component with healthcare for the property, complemented by retail uses. Mr. Slim mentioned that a main goal was attracting and retaining staff through a comprehensive campus approach, aiming to keep healthcare spending locally and supporting the city's economy.

AJ Thomas, President of BR Companies Healthcare Development, added that the 18-month timeline would be for the outpatient component and the 36-month timeline for the hospital, though they might develop both simultaneously.

Vice-Chair Juarez expressed concern about the left-in entrance from John Wayne Parkway. Mr. Scheerer explained that while it would currently be an unprotected left turn, a Traffic Impact Analysis (TIA) at the Development Review Permit stage would determine if a traffic light or other control was warranted.

Commissioner Robertson sought clarification on the phasing, which Mr. Thomas confirmed would be 18 months for the outpatient facility and 36 months for the hospital, though they might be built together if the operator preferred.

Commissioner Klob inquired about healthcare provider affiliations. Mr. Thomas stated they couldn't disclose specific operators due to NDAs but assured they were speaking with providers who would offer a larger hospital than the current micro-hospital in Maricopa. Commissioner Klob also expressed concern about parking, to which Mr. Thomas replied they were planning for surface parking with potential overflow arrangements with the city.

Commissioner Yocum asked if they had spoken with local physicians. Mr. Thomas noted there was significant interest from local doctors, as there was currently no dedicated medical office building in Maricopa, with physicians operating out of strip malls.

Commissioner Thomas expressed appreciation for the new medical facility, asking about its size. Mr. Thomas explained it would be considerably larger than the current 9-bed micro-hospital, with a minimum of 24 beds, possibly up to 48 beds depending on the operator's needs.

Motion to approve PAD 25-06 was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion passed unanimously.

5.2 **ZON25-04**

Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately +/- 2.21 acres effectively rezoning the site from the CB-2 (General Business) zoning district to the GC (General Commercial) zoning district. The site is generally located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd. DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented the details for item 5.2 for a like-for-like rezone to transition the property from Pinal County legacy zoning to the city's current zoning ordinance. The uses allowed in both districts are essentially the same. The applicant, Tim Rasnake of Archicon Architecture, proposed a 7-pump gasoline service station with a 6,186 square foot convenience store and parking for 43 vehicles. Site access would include right-in/right-out only entrances on both Honeycutt and Porter Roads, with a median installation on Porter Road to prevent left turns.

Chair Singleton opened the public hearing, and three residents addressed the commission:

Ronald Angerme expressed concerns about the lack of a wall along the southern boundary where the project borders residential homes. He requested that a concrete wall be required as a condition of approval, consistent with other commercial developments adjacent to residential areas in Maricopa.

Britney Pasola raised concerns about pedestrian safety, noting the area has six schools along Porter Road, and children have been hit by vehicles in the area. She suggested reducing the speed limit from 45 to 35 mph near schools and other high-traffic pedestrian areas.

A resident named Cathy questioned the need for two 24-hour businesses next to each other, referring to the existing Circle K across the street.

Commissioner Klob expressed concerns about using the General Commercial zoning designation rather than Neighborhood Commercial, given the site's small size and proximity to homes. He worried that approving the GC zoning would allow future uses like auto repair that might burden homeowners.

Derek Scheerer and Rudy Lopez, Development Services Director, explained that the city's general plan directs them to convert Pinal County zoning to equivalent city zoning, making this a straightforward administrative change. They noted that CB-2 and GC zoning districts have essentially the same permitted uses.

Multiple commissioners expressed support for requiring a perimeter wall between the commercial development and adjacent residences. Brett Griffin, development manager with Terrible's, stated they were open to building a wall, having initially planned a pony wall with dense vegetation.

Commissioner Robertson initially moved to table the item to give Terrible's time to consider the feedback. Motion to table ZON 25-04 was made by Commissioner Robertson, seconded by Commissioner Klob. The motion passed unanimously.

After further discussion with the applicant about the perimeter wall and stormwater runoff, the commission made a motion to reconsider ZON25-04. Motion to reconsider ZON 25-04 was made by Commissioner Yocum, seconded by Vice-Chair Juarez. The motion passed unanimously.

Commissioner Klob emphasized concerns with rezoning the property for like-for-like

zoning. Motion to deny ZON 25-04 was made by Commissioner Klob and no second was made. The motion failed.

Chair Singleton questioned the purpose of the rezone for this specific property. Mr. Scheerer and Mr. Lopez provided further clarification that one of the General Plan's objectives is to transition all properties located within the city limits to the city zoning code.

Motion to approve ZON 25-04 was made by Commissioner Brems, seconded by Vice-Chair Juarez. The motion carried with the following vote:

Aye, 5 - Commissioner Brems, Commissioner Thomas, Commissioner Yocum, Commissioner Robertson, and Vice Chair Juarez III

Nay, 2 - Commissioner Klob, and Chair Singleton

5.3 [DRP25-13](#)

PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-13, a request by Tim Rasnake of Archicon Architecture & Interiors, PC, on behalf of Terrible's Gas Stations, for review of Site, Landscape, Rendering and Elevations, and Photometric Plans for a proposed gas station with convenience store on approximately 2.21-acres of land within Pinal County Parcel No. 510-24-001G, within the City of Maricopa, generally located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd. DISCUSSION ONLY

Derek Scheerer, Senior Planner, presented item 5.3 for informational purposes only regarding the Development Review Permit for the Terrible's Gas Station project.

Commissioners reiterated their desire for a perimeter wall surrounding the entire property to mitigate concerns about light, noise, and trash potentially affecting neighboring residential properties. Brett Griffin from Terrible's confirmed they would work with staff on incorporating a wall into their plans.

Derek Scheerer addressed Commissioner Robertson's concerns about stormwater management, explaining that all on-site drainage would be kept on-site in subsurface storage with dry wells. Off-site drainage would be channelized through the site without commingling with on-site water.

The presentation was heard.

6. Reports from Commission and/or Staff

Mr. Lopez announced that Stagecoach Days would be held from October 15-26, with main events on October 24-26 at Pacana Park. He invited commissioners to help staff a booth to provide information about the Planning and Zoning Division and the General Plan 2026.

Commissioner Robertson requested a future agenda item to discuss state legislative bills that could affect planning and zoning in communities, which Mr. Lopez agreed to consider.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 7:43 PM.

Motion to adjourn was made by Commissioner Yocum, seconded by Commissioner Klob. The motion passed unanimously.