



City of Maricopa

Meeting Minutes - Final-revised Planning & Zoning Commission

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

Monday, March 23, 2026

6:00 PM

Maricopa Library and Cultural Center

1. Call To Order

Vice Chair Robert Brems called the meeting to order at 6:09 PM. The invocation was led by Commissioner Yocum, and the Pledge of Allegiance was led by Commissioner Robertson.

2. Roll Call

Present 5 - Commissioner Maurice Thomas Jr., Commissioner Ted Yocum, Commissioner William Robertson, Commissioner Chad Whittle, and Vice Chair Robert Brems

Absent 1 - Chair Robert Klob

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 26-21](#) The Commission shall approve minutes from the March 9, 2026, meeting.

The Commission reviewed the minutes from the March 9, 2026, meeting. No comments or questions were raised.

Motion to approve the minutes was made by Commissioner Yocum and seconded by Commissioner Thomas. The motion passed unanimously.

5. Agenda and Public Hearings

5.1 [PAD 23-07](#) Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 193 +/- acres effectively rezoning the site from the Hartman Ranch Planned Area Development (PAD) CR-3 Single-Family Residential to the Hartman Ranch Planned Area Development (PAD). The site is generally located at the southeast corner of W. Steen Rd. and N. Anderson Rd. DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented the request for the Hartman Ranch PAD amendment to the Commission. He reminded the Commission that the amendment

was originally presented at the June 23, 2025 Planning and Zoning Commission meeting, where it was tabled for consideration at a future date. He noted that the Hartman family had expressed opposition at that time, as they desired access through the development to reach their property located northeast of the site, as well as access to the existing well located within the development.

Mr. Scheerer explained that the amendment proposes an average density of 4.27 units per acre, with lot widths ranging from 40 to 55 feet. He stated that the request would amend approximately two-thirds of the PAD area. He also clarified that the amendment includes only residential uses, although other portions of the overall development contain non-residential uses.

Mr. Scheerer confirmed that the Planned Area Development amendment is consistent with the General Plan, noting that a General Plan amendment was approved during the June 23, 2025 Planning and Zoning Commission meeting. He added that the proposal also conforms to the requirements of the Zoning Code.

Julie Vermillion, representing the applicant from the consulting firm CVL Consultants, presented the case, explaining that PAD 23-07 involves approximately 193 acres for rezoning from the Heartland Ranch planned area development. She noted this case was previously presented to the commission in June, where there had been opposition from the adjacent property owner, the Hartman family, who were the original owners of the Hartman Ranch PAD area.

Ms. Vermillion explained that over time, the original Hartman Ranch had been split, with portions becoming Hartman Trails while the current area remained as Hartman Ranch. She added the amendment proposes a conceptual land use plan with a density of 4.27 dwelling units per acre, with lots ranging from 40 to 55 feet. Ms. Vermillion noted that a previous area of concern had been along Anderson Drive regarding maintaining access, as the current access is a farm road serving the family. She explained the amendment affects approximately two-thirds of the PAD area, with residential development standards including RS 5 base zoning standard for 40, 45, 50, and 55-foot lots.

Vice Chair Brems asked if there were any questions from the commission and no questions or comments were raised. He opened the floor for public hearing.

Carolyn Oberholtzer, representing the Hartman family with the law firm Bergin, Frakes, Smalley, and Oberholtzer, addressed the commission during the public hearing. She explained that since the case was continued last year, they had been working with the applicant and staff to arrive at a plan more acceptable to the Hartman family, who have lived on the property for many decades.

Ms. Oberholtzer stated that the important issues to the Hartmans had been resolved in the current plan, noting that the plan in the commission's packet was not the final version being presented. She mentioned they have a well agreement in final stages of being signed, and provided that is completed, they would continue to be supportive of moving the case forward in its current form. Ms. Oberholtzer requested one clarification regarding the alternative housing product, noting there was no height limit specified in the development standards. She assumed it should be 30 feet like the other single-family product and requested this be clarified on the record.

Mary Hartman, a member of the Hartman family, also addressed the Commission during the public hearing. She expressed her thankfulness to the commission and the applicant to responding positively to her family's concerns.

Motion to approve PAD 23-07 was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion passed unanimously.

5.2 [PAD26-02](#)

Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 2.31 +/- acres effectively amending the zoning standards for the Homestead at Rancho El Dorado (The Wells) Planned Area Development (PAD) CI-1 Light Industry & Warehouse. The site is generally located at the north and east of the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented PAD 26-02, explaining this was an application to amend a planned area development to increase the height limit for a proposed hotel use. He stated that the current Homestead at El Dorado or Wells PAD limits development to 35 feet high, but the applicant is proposing a 4-story hotel requiring a height increase to 60 feet.

Mr. Scheerer explained that under the PAD, a 10 percent increase in height would have been a minor amendment, but since they're requesting more than that, this constitutes a major amendment. He included that the amendment applies only to two specific lots that will be combined into one before development.

Mr. Scheerer stated the proposal includes increasing height from 35 feet to 60 feet for the 4-story hotel, with architectural treatments and parapet walls on top to screen rooftop mechanical equipment. He emphasized that staff has conditioned the approval for a 50-foot maximum height for habitable space, with the additional 10 feet for architectural elements.

Mr. Scheerer showed a perspective view from Allen Stevens Parkway, noting there is considerable distance between the residential subdivision and the proposed hotel. He clarified that the photograph demonstrated what the 60-foot building would look like from the closest residence. He noted that everything to the east and west is being developed as commercial, with Maricopa Casa Grande Highway and railroad tracks to the south.

Mr. Scheerer assured that staff determined the proposed development is consistent with the general plan's future land use map designation and compliant with the city's development regulations.

Commissioner Robertson commented that he was initially concerned about granting another variance to city standards. However, after attending the neighborhood meeting and walking the site, he found this to be a good location for a hotel. He noted the distance and view from residential areas would be relatively insignificant, and there would likely be other development over time anyway. He expressed support for the project.

Commissioner Yocum also expressed support, noting it's something the community needs on the other side of town and fills a void that has existed as the city approaches 80,000 people.

Commissioner Whittle expressed concern about the already busy intersection of Allen Stevens Parkway and Porter Road, questioning what additional traffic would do to the area.

Tina Dugan, a resident from the Glennwilde subdivision, spoke in support of the hotel location during the public hearing but echoed traffic concerns. She mentioned existing

pedestrian issues and a recent fatality near Walmart, expressing concern about increased traffic from a larger hotel. Ms. Duggen voiced support for the hotel as something the community needs, but she asked the commission to consider the impacts on residents who deal with traffic from six schools and multifamily housing in the area.

Motion to approve PAD 26-02 was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion passed unanimously.

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 public hearing was held.

6. Reports from Commission and/or Staff

Rick Williams, Planning and Zoning Division Manager, reported that the next meeting would be held at city hall on April 27th, where they would bring the general plan for action along with other items. He noted they have tried to maintain one meeting per month at the end of each month, but the May meeting will be moved to May 11th, 2026, at city hall due to Memorial Day conflicts.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 7:20 PM.

Motion to adjourn was made by Commissioner Thomas, seconded by Commissioner Whittle. The motion passed unanimously.

Certification of the Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission of Maricopa, Arizona, held on the 23rd day of March, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of April, 2026.

 James Kamstra
 Assistant Planner