

Planning and Zoning Commission Actions Regular Meeting

May 12th, 2025

City Hall – Council Chambers

6:00 pm Call to Order	6:00 pm Chair Singleton
Invocation	Commissioner Yocum
Pledge of Allegian ce	Vice-Chair Juarez
Roll Call	Commissioner Brems, Commissioner Robertson, Vice-Chair Juarez, Chair Singleton, Commissioner Yocum, Commissioner Klob, and Commissioner Thomas were present. Chair Singleton led the meeting.
3.0 Call to thePublic	No members of the public approached the podium during the call to the public. No speaker cards were provided by the public.
4.0 Minutes	The minutes for the April 28 th meeting were approved unanimously. Commissioner Thomas made the motion to approve the minutes, seconded by Commissioner Klob. The motion passed unanimously.
Agenda Item 5.1:	<p>5.1 GPA23-05</p> <p>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</p> <p>Derek Scheerer, Senior Planner, presented the details of item 5.1. Discussion followed.</p> <p>Commissioner Yocum made a motion to approve, Commissioner Juarez motioned to second it. The motion carried unanimously.</p>
Agenda Item 5.2:	<p>5.2 PAD23-04</p> <p>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.</p> <p>Derek Scheerer, Senior Planner, presented the details of item 5.2. Discussion followed.</p> <p>Commissioner Robertson made a motion to approve, Commissioner Klob motioned to second it. The motion carried unanimously.</p>
Agenda Item 5.3:	<p>5.3 SUB25-06</p> <p>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.</p> <p>Derek Scheerer, Senior Planner, presented item 5.3. Discussion followed.</p> <p>Commissioner Yocum made a motion to approve, Commissioner Thomas motioned to second it. The motion carried unanimously.</p>

Agenda Item 5.4:	<p>5.4 DRP25-04</p> <p>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</p> <p>Derek Scheerer, Senior Planner, presented the details of item 5.4. Discussion followed.</p>
Public Hearing:	No public speaker came forward.
Agenda Item 6.0: <u>Report from</u> <u>Commissionand/or</u> <u>Staff</u>	Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there will be a meeting in a month.
Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Klob motioned to adjourn, seconded by Commissioner Thomas Meeting adjourned 7:06 PM.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 12th of May 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of May 2025.