



City of Maricopa

Meeting Minutes - Final Planning & Zoning Commission

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Chair William Robertson
Vice Chair James Singleton
Commissioner Robert Brems
Commissioner James Irving
Commissioner Alfonso Juarez III
Commissioner Maurice Thomas Jr.
Commissioner Ted Yocum

Monday, August 26, 2024

6:00 PM

Council Chambers

1. **Call To Order**

Call to Order 6:07 pm Chair Robertson
Invocation Chair Robertson
Pledge of Allegiance Chair Robertson

2. **Roll Call**

Present 7 - Chair William Robertson , Vice Chair James Singleton, Commissioner Robert Brems, Commissioner James Irving, Commissioner Alfonso Juarez III, Commissioner Maurice Thomas Jr., and Commissioner Ted Yocum

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**

Irving and Brem

4.1 **[MIN 24-54](#)**

The Commission shall approve minutes from the August 12, 2024 meeting.

A motion was made by Commissioner Irving, seconded by Commissioner Brems, that the Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

5.1 **[DRP24-07](#)**

PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP24-07 Roers Stonegate, a request by Greg Davis, of iPlan Consulting, on behalf of property owner Stonegate BFC, LLC, and developer/future owner Roers Companies for review of Site, Floor, Elevation, Landscape and Photometric Plans for a proposed multi-family development on approximately 9.56-acres of land within the City of Maricopa, generally located west of the southwest corner of N. Stonegate Rd. and W. Alan Stephens Pkwy. DISCUSSION ONLY.

Derek Scheerer, Planner II, presented the details of item 5.1. Discussion followed.

The Presentation was heard.

- 5.2 [DRP24-08](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP24-08 U-Haul, a request by Chase Woosley, of Cotton Architecture, on behalf of property owner and developer AMERCOR Real Estate Company. for review of Site, Floor, Elevation, Landscape and Photometric Plans for a proposed self-storage facility on approximately 10-acres of land within the City of Maricopa, generally located at the southwest corner of W. Honeycutt Rd. and N. Continental Blvd. DISCUSSION ONLY.

Derek Scheerer, Planner II, presented the details of item 5.2. Discussion followed.

The Presentation was heard.

- 5.3 [SUB 24-04](#) The Planning and Zoning Commission shall discuss and take action on Subdivision Case # SUB24-04 for Anderson Farms - Phase 2, a request for preliminary plat approval to subdivide +/- 50.79 acres of land into 372 lots and 22 tracts for a residential subdivision. DISCUSSION AND ACTION.

Alex Bosworth, Planner I, presented the details of item 5.3. Discussion followed.

Commissioner Brems asked about the affordability of the homes being built. Vicky Morris, Senior Project Manager with Lennar, stated the homes are starting at less than \$300k.

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

6. Reports from Commission and/or Staff

Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there might not be any commission meetings for the month of September. First one in October will be the 14th.

7. Executive Session

No executive session was conducted.

8. Adjournment

A motion was made by Vice Chair James Singleton, seconded by Commissioner Alfonso Juarez III, to Adjourn at 6:55 p.m..The motion carried unanimously.