

**Planning and Zoning Commission
 Actions
 Regular Meeting
 April 10, 2023**

6:00 pm Call to Order	6:00 pm Commissioner Yocum
Invocation	Commissioner Leffall
Pledge of Allegiance	Commissioner Robertson
Roll Call	Commissioner Yocum, Commissioner Hughes, Commissioner Robertson, Commissioner Frank, Commissioner Leffall, Commissioner Singleton were present. Commissioner Irving not present. Commissioner Yocum led the meeting.
3.0 Call to the Public	Bruce Neeley: Owns property north of City Hall, expressed concern on the city park being in the floodplain and potential flooding on property. Stated that the city may not have graded at risk, due to excess water on property.
4.0 Minutes	Commissioner Juarez: Questioned validity on page 3 regarding motion. Nick Cook: Stated that the minutes are an accurate reflection of the meeting. A motion was made by Chair Juarez, seconded by Commissioner Singleton, that the Minutes for the March 13th meeting be Approved. The motion carried by a unanimous vote.

Agenda Item 5.1:	<p>5.1 DRP22-33: A request by Alan Beaudoin and Rachael Smith of Norris Design, on behalf of property owner Shaun Ridge, LLC, and developer DBG Properties, LLC, for review and approval of site, landscape, photometric and elevation plans for a proposed multi-family residential development on approximately 20.17 acres, Pinal County parcel number 510-25-009S. The site is generally located east of the southeast corner of Maricopa-Casa Grande Hwy. and John Wayne Pkwy. in the City of Maricopa. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner I, presented item 5.1.</p> <p>Commissioner Juarez: Questioned the definition of an all-weather access secondary entrance.</p> <p>Derek Scheerer: Stated that all-weather access entrance is a semi-permanent road that can hold weight of emergency vehicles but should not be utilized every day.</p> <p>Commissioner Juarez: Questioned the approval of the all-weather access road instead of a paved road.</p> <p>Derek Scheerer: Stated that the all-weather access road was proposed and developed due to the city rezone to for more commercial development. Stated that this access will be behind commercial developments and will be paved permanently as the development happens.</p> <p>Commissioner Juarez: Questioned future growth of the 10% EV Charging stations.</p> <p>Derek Scheerer: Stated that under PAD there is a requirement for a certain amount of EV parking stages and that there must also be 'pre-wired' parking spots, the installation of the chargers will be based on demand of the residents.</p> <p>Alan Beaudoin with Norris Design: Stated that the development has doubled the city standard, which is 5%, on required EV Charging stations. Stated that the development is working on EV Ready to prepare for expansion of the charging stations.</p> <p>Commissioner Yocum: Stated that 10% of the parking spaces will be electric capable, 2% will be installed, and the other 8% will be pre-wired ready for installation.</p>
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	<p>Commissioner Robertson: Questioned where the all-weather road will end once it goes under the overpass.</p> <p>Derek Scheerer: Stated that the all-weather road will end at the public right of way on Tapps Road.</p> <p>Commissioner Robertson: Questioned if the residents and businesses on Tapps Road were included when sending out the 600 ft notification.</p> <p>Derek Scheerer: Stated that the residents and businesses were outside of the boundaries. Stated that the properties around the area are aware of the development and temporary road. Stated that there is city owned land by the end of the temporary road.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Leffall. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.2:</p>	<p>5.2 PLANNING COMMISSION UPDATE: Rick Williams, Planning Manager, will present Major Development Review Permit case # DRP23-04 Municipal Court Building, a request by the City of Maricopa for review of Site, Landscape, and Elevations for a new municipal court building for the City of Maricopa within Pinal County Parcel No. 502-03-012M, generally located east of the northeast corner of W. Bowlin Rd. and N. White and Parker Rd. DISCUSSION ONLY.</p> <p>Rick Williams, Planning and Zoning Manager, presented item 5.2.</p> <p>Rick Williams: Stated that future discussions of DRP's should be held at a parameter of Section 18 of the Zoning Ordinance.</p> <p>Discussion followed.</p> <p>Commissioner Juarez: Questioned the benefit of not pursuing a LEED and Green Rating certification.</p> <p>Denise Sawyer with DFDG Architecture: Stated that pursuing the certifications was not the direction given but can be accommodated if needed.</p> <p>Rick Williams: Stated that the directions of the project were chosen before the start of the project.</p> <p>Commissioner Robertson: Stated that on the front elevation, the building name should be changed to the City of Maricopa Municipal Court.</p> <p>Commissioner Leffall: Showed appreciation in the expansion of buildings and city development.</p> <p>Rick Williams: Stated the vision of the city's growth and development helps the city identify itself.</p>
<p>Agenda Item 5.3:</p>	<p>5.3 PLANNING COMMISSION UPDATE: Derek Scheerer, Planner II, will present Major Development Review Permit case # DRP23-02 Civic Center Park, a request by the City of Maricopa for review of Site, Landscape, Rendering and Elevations, and Photometric Plans for a proposed city park on approximately 55-acres of land within Pinal County Parcel No. 502-03-012M, within the City of Maricopa, generally located east of the northeast corner of W. Bowlin Rd. and N. White and Parker Rd. DISCUSSION ONLY.</p> <p>Derek Scheerer, Planner I, presented item 5.3.</p> <p>Discussion followed.</p> <p>Commissioner Singleton: Showed appreciation to the ball fields in the park replacing those being removed due to S3 and proposed changing the southern part to a softball and baseball fields. Showed appreciation of expanding the city past John Wayne Parkway.</p> <p>Derek Scheerer: Stated that Commissioner Singleton was correct, and the fields being removed from Copper Sky will be placed in the northern half of the park.</p>

	<p>Commissioner Yocum: Expressed concern on the city taking the appropriate measures for drainage control to avoid spillage of excess water to neighboring properties.</p> <p>Derek Scheerer: Stated that the drainage plans are under design and will contain attention to the regional solution and site-specific solution. Stated that all staff will review the designs and will not be approved unless city standards are met.,</p> <p>Commissioner Leffall: Showed appreciation to the project, and questioned if a dog park was part of the plan.</p> <p>Derek Scheerer: Stated that the dog park has been considered and that the dog park will be spread through the different parks in the city. The purpose being to have a dog park closer to different subdivisions instead of one single dog park.</p> <p>Commissioner Yocum: Stated that there is belief that there will be 3 dog parks established in the city.</p> <p>Derek Scheerer: Stated those decisions are made with the Parks Department.</p> <p>Commissioner Hughes: Showed appreciation of this projects planning and the positive impact it will have on the community.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Richard Williams, Planning and Zoning Manager, stated the next Planning and Zoning meeting will be May 8th.</p>

Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Robertson motioned to adjourn, seconded by Commissioner Leffall. Meeting adjourned at 6:58PM.

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 10th of April 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of May 2023