

Planning and Zoning Commission Actions

Regular Meeting June 12, 2023

6:00 pm Call to Order	6:00 pm Commissioner Yocum
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Hughes
Roll Call	Commissioner Juarez, Commissioner Singleton, Commissioner Robertson, Commissioner Yocum, Commissioner Irving, Commissioner Leffall, and Commissioner Hughes were present. Commissioner Yocum led the meeting.
3.0 Call to the Public	No speakers gave public comment.
4.0 Minutes	A motion was made by Commissioner Robertson, seconded by Commissioner Irving, that the Minutes for the May 22 nd meeting be Approved. The motion carried by a unanimous vote.

Agenda Item 5.1:	<p>5.1 PUBLIC HEARING: A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa Zoning Code, Sections 18.115.120 - Temporary Signs. DISCUSSION AND ACTION.</p> <p>Wesley Moss, Civilian Services Manager, presented the details for item 5.1.</p> <p>Commissioner Juarez: Questioned Section 3 on page 1, placement of the AMT frames. Requested that language about equestrian and multi-use trails be moved to another section, and the placement on grade level, stating it has been covered on Section 4.</p> <p>Wesley Moss: Stated that Section 3 is in the code meant to be clear on the specific type of signage. Stated that grade level is used to differentiate from median from a typical grade level on a lot.</p> <p>Commissioner Juarez: Requested moving Unauthorized Signs from Section 6, stated a better placement would be in non-Compliant.</p> <p>Wesley Moss: Stated that staff prefers the term unauthorized as far as non-compliant not leaving an additional interpretation from staff.</p> <p>Commissioner Hughes: Questioned if signs regarding Freedom of Speech would be taken down.</p> <p>Wesley Moss: Stated that signage is not regulated by content due to a case law out of Gilbert, AZ. Stated that signs are regulated by the area it is placed, Zoning district, and time period. Stated content of the sign is not read.</p> <p>Commissioner Hughes: Questioned if the City of Maricopa will be held liable if a Freedom of Speech sign is taken down.</p> <p>Wesley Moss: Stated a sign cannot be taken down based on the content case filed through the Supreme Court.</p> <p>Commissioner Irving: Expressed concern on the ability of flags and signs and questioned if there is any filter on the content.</p> <p>Wesley Moss: Stated that enforcement and regulation is based on where signs are placed and/or how long it is placed. Stated that sign walkers have their own regulations such as not</p>
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	<p>obstructing walkways, but the city cannot obstruct content.</p> <p>Nick Cook: Stated the city can have reasonable time, place, and manner restrictions on signs. Stated that the code is wanting to inform that sidewalks and traffic cannot be blocked.</p> <p>Commissioner Yocum: Stated that sign walkers violate 5-foot restraint and questioned if a flag is considered an attachment. Expressed positivity about the Garage Sign Guidelines.</p> <p>Commissioner Hughes: Requested clarification on the content that is allowed on signs in front yards.</p> <p>Wesley Moss: Stated that there are specific guidelines for private property and where the signs will be closer to the home and/or the public right of way.</p> <p>Commissioner Robertson: Expressed gratitude toward the updates from Code Enforcement.</p> <p>Tena Dugan: Expressed gratitude to Wesley Moss and City Council for the work that was put into the amendment. Requested better education for the public on the new codes and better graphics to help illustrate amendment.</p> <p>Commissioner Leffall: Questioned the modes of communication used to educate the community.</p> <p>Wesley Moss: Stated that education is through website posts, pamphlets, and Commission meetings. Stated that Code ensures to educate prior to fining citizens.</p> <p>A motion was made by Commissioner Robertson, seconded by Commissioner Leffall. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.2:</p>	<p>5.2 PLANNING COMMISSION UPDATE: Derek Scheerer, Planner II, will present Major Development Review Permit case # DRP23-07 Home Depot, a request by Cassie Permenter of Lars Andersen & Associates, for review of Site, Landscape, Elevation, and Utility Plans for a proposed big box retail store on an approximately 11-acre parcel of land within Pinal County Parcel No. 510-12-019G, within the City of Maricopa, generally located at the northeast corner of N. Stonegate Rd. and W. Maricopa-Casa Grande Hwy. DISCUSSION ONLY.</p> <p>Derek Scheerer, Planner II, presented the details of item 5.2.</p> <p>Commissioner Juarez: Expressed gratitude to staff for ensuring that the Home Depot will be a major business in the city. Questioned how the parking lot will be drained.</p> <p>Derek Scheerer: Stated that drainage will occur onsite. Stated that a drainage basin will be on Stonegate Dr. as well as all along Stonegate Dr. Stated that on site, the first flush will be retained onsite, and overflow will go into the drainage channel in front of the site.</p> <p>Commissioner Singleton: Questioned if the applicant will be responsible for any widening of MCGH.</p> <p>Derek Scheerer: Stated that discussions on development of MCGH is ongoing. Stated that a Traffic Impact Analysis must be conducted to ensure that widening is required.</p> <p>Commissioner Irving: Stating that the public must be informed on the Traffic Impact Analysis.</p> <p>David Lavis, 7135 E. Camelback Road, expressed gratitude with the City staff.</p>
<p>Agenda Item 5.3:</p>	<p>5.3 PLANNING COMMISSION UPDATE: Alexander Bosworth, Planner, will present Major Development Review Permit case # DRP23-06 Carefree Covered RV Storage, a request by Carefree Covered RV Storage for review of Site, Landscape, Photometric, and Elevation plans for a new covered RV storage facility within Pinal County Parcel No. 510-17-021D and 510-17-021E, generally located on the northeast corner of N. Loma Rd. and W. Estrella Pkwy. DISCUSSION ONLY.</p> <p>Alexander Bosworth, Planner, presented the details of item 5.3.</p> <p>Commissioner Robertson: Questioned if the development fits the original vision of</p>

	<p>Estrella Gin.</p> <p>Alexander Bosworth: Stated that the items compatibility with Estrella Gin was reviewed. Stated that the development meets the zoning district requirements.</p> <p>Commissioner Robertson: Questioned if the developments perimeter walls will maximize the height of the RVs.</p> <p>Alexander Bosworth: Stated that the request will be mentioned to applicant during the second review.</p> <p>Commissioner Yocum: Expressed gratitude in the facility having a full-time manager in residence.</p>
<p>Agenda 5.4</p>	<p>5.4 PLANNING COMMISSION UPDATE: Alexander Bosworth, Planner, will present Major Development Review Permit case # DRP23-08 Calvary Chapel - Maricopa, a request by Robert Klob Designs for review of Site, Landscape, Photometric, and Elevation plans for a new church facility within Pinal County Parcel No. 510-17-009C, generally located on the northeast corner of W. McDavid Rd. and N. Cole Dr. DISCUSSION ONLY.</p> <p>Alexander Bosworth, Planner, presented the details of item 5.4.</p> <p>Commissioner Yocum: Questioned of the development will have adequate ingress egress.</p> <p>Alexander Bosworth: Stated that City engineers are working on the review. Staff does not foresee any major issues regarding ingress egress.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Commissioner Yocum: Requested cancellation of June 26th meeting, moving the meeting to Thursday, June 29, 2023.</p> <p>Richard Williams: Planning & Zoning Manager, stated that registration will be available soon for the American Planning Association State Conference. Will be sending Commissioner's to inform on the different seminars available. Expressed gratitude towards the Commissioners for the seamless transition from the TAC meeting.</p>

Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Juarez motioned to adjourn, seconded by Commissioner Singleton. Meeting adjourned at 7:11PM.

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 June 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of June 2023