



City of Maricopa

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Meeting Minutes - Draft Planning & Zoning Commission

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

Monday, July 28, 2025

6:00 PM

Council Chambers

1. Call To Order

Chair Singleton called to order the Planning and Zoning Commission meeting at 6:11 PM. The invocation was led by Commissioner Yocum and the Pledge of Allegiance was led by Commissioner Klob.

2. Roll Call

Present 6 - Commissioner Robert Klob, Commissioner Maurice Thomas Jr., Commissioner Ted Yocum, Commissioner William Robertson, Chair James Singleton, and Vice Chair Alfonso Juarez III
Absent 1 - Commissioner Robert Brems

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 25-47](#) The Commission shall approve minutes from the July 14, 2025, meeting.

A motion was made by Commissioner Yocum, seconded by Commissioner Klob, that these Minutes be Approved. The motion carried by a unanimous vote.

5. Regular Agenda

5.1 [DRP25-06](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-06, a request by Kristen Spillman of BRR Architects, on behalf of Walmart, for review of Site, Floor Plans, and Elevations, for a proposed building expansion on approximately 21-acres of land within Pinal County Parcel No. 510-12-0500, within the City of Maricopa, generally located north of the northwest corner of W. Maricopa-Casa Grande Hwy. and N. Porter Rd. DISCUSSION ONLY

Laree Mason, Associate Planner, presented the details of item 5.1 on the Walmart building expansion. She explained that the project involves building an expansion of approximately 5,600 square feet on the existing Walmart building's perimeter footprint

to support online grocery service.

Mrs. Mason highlighted the proposed additions in the site plan, including the building expansion area, a metal canopy addition, crosswalk improvements, and the use of approximately 38 existing parking spaces. Her presentation showcased elevations illustrating changes such as a pickup sign on the building's south-facing front, a metal canopy on the east side for the pickup area, and ornamental fencing. Mrs. Mason noted that the proposal, reviewed by various city divisions during a development review meeting, conforms with zoning standards, enhances the project's aesthetics, suits its intended function, integrates elevations and color schemes effectively. In terms of public outreach, she detailed that the applicant sent a 600-foot notice to area property owners on July 3, installed a sign on-site near AutoZone on July 7, and posted the notice on the city website on July 9.

Commissioner Klob asked for clarification about interior remodeling and whether it would affect exterior elevations or signage. Mrs. Mason replied that to her knowledge, the only exterior change would be the removal of storage containers to clear the area for expansion.

Commissioner Klob also expressed surprise at the 44 spaces designated for pickup, questioning whether the service was busy enough to warrant that many spaces. He further inquired about the maneuvering yard outside the addition, specifically asking if it was intended for trucks and expressing concern about potential traffic conflicts with the drive access to the north side, near the apartments. He was particularly concerned about the volume of traffic if 44 people were picking up groceries simultaneously.

Mrs. Mason acknowledged these concerns but noted that engineering staff didn't anticipate significant issues since the site would continue to function with its existing traffic patterns, just with some parking spaces now designated for pickup.

Commissioner Klob concluded that while he thought the expansion was a good use of space, he wanted to ensure appropriate signage would direct people where to go to avoid conflicts between pickup traffic and delivery trucks.

The presentation was heard.

6. Reports from Commission and/or Staff

Rick Williams, Planning Manager, reported that one informational item was scheduled for August 11, but staff were attempting to move it to the first meeting in September, which already had multiple items scheduled. He stated that if they could successfully reschedule, there would be no meeting in August.

Chair Singleton asked if the informational item was the previously requested report about how other cities handle dual entrances for development. Mr. Williams confirmed it was and added that staff had been in contact with several cities around the valley to prepare the report. He also mentioned they might combine this with information about signage that had been requested at the previous meeting.

7. Executive Session

No executive session was conducted.

8. Adjournment

This meeting was adjourned at 6:24 PM.

A motion was made by Commissioner Klob, seconded by Commissioner Thomas, to Adjourn. The motion carried unanimously.