

**Planning and Zoning Commission Actions
Regular Meeting
March 10th, 2025
City Hall – Council Chambers**

6:00 pm Call to Order	6:00 pm Vice Chair Juarez
Invocation	Vice-Chair Juarez
Pledge of Allegiance	Commissioner Klob
Roll Call	Commissioner Brems, Commissioner Robertson, Chair Singleton, Vice-Chair Juarez, Commissioner Yocum, Commissioner Klob and Commissioner Thomas were present. Commissioner Brems and Chair Singleton were not present. Vice-Chair Juarez led the meeting.
3.0 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.
4.0 Minutes	The minutes for the February 24 th meeting were approved unanimously. Commissioner Yocum made the motion to approve the minutes, seconded by Commissioner Thomas. The motion passed unanimously.
Agenda Item 5.1: 6:04pm	<p>5.1 ZON25-01</p> <p>PUBLIC HEARING: A request by the City of Maricopa to rezone Assessor Parcel Number 512-01-0010, approximately ±2.5-acres of land, from Single Family Residence (CR-3) to Public-Institutional (PI), generally located 0.18-miles north of W. Edison Rd. and N. Butterfield Parkway. DISCUSSION AND ACTION.</p> <p>LaRee Mason, Associate Planner, presented the details of item 5.1. Discussion followed.</p> <p>Commissioner Robertson asked if City of Maricopa owned the property, and it had been confirmed that the property has been donated to the City of Maricopa by the Smith family. Commissioner Robertson also asked what feedback the City of Maricopa received back from the neighborhood meeting. LaRee Mason, Associate Planner, stated that people were asking what it means to rezone the area to a public institution and what additional uses would be supported. Would that change the neighborhood? LaRee stated that if there were going to be any changes, the City of Maricopa would have to go through the same process again. What traffic is it going to create? LaRee Mason stated that heavy traffic is not anticipated on the property. LaRee stated that the interior road will have a fence and a breakaway fence for emergency and possible drop off site for children, Commissioner Klob asked if there were any drawings of the use and the interaction with the neighborhood. Commissioner Klob asked if this will generate enough foot traffic to keep it open. LaRee stated that this is a pilot project, and the city is trying use this as an opportunity to create a cultural facility that holds artifacts in an existing neighborhood.</p>
Public Hearing:	<p>Peg Chapados, public comment, Peg stated that having the Smith Family home in the neighborhood would be a good thing. It would bring Historical attention, and she felt there was not going to be added traffic. Butterfield Parkway is already a passthrough neighborhood for Fry's Marketplace. This would be a unique opportunity to support history and prosperity. It would encourage future homesteads to follow suit.</p> <p>Brian McCaullock, public comment, stated that this project would generate more traffic, and he felt it didn't add any historical significance to the neighborhood.</p>
	<p>Commissioner Yocum motioned to approve, Commissioner Robertson seconded the motion just for the purpose of discussion.</p> <p>Commissioner Robertson stated that he'd like to see a stipulation on the project, stating that the inner fence is only for the use of emergency vehicles and not for bus use to drop off and pick up.</p> <p>Richard Williams, Planning Manager, stated that intention of the inner drive is to be used as a drop off and pick up site for school buses because it has the ability to do so. Not to go through the site.</p> <p>Commissioner Klob stated that he felt that if there was a better plan for the land use, he'd feel more inclined to approve ZON25-01 if more information was given and suggested that the Commissioners</p>

	<p>table the idea until the next meeting to either approve or deny the re-zoning.</p> <p>Tina Vannucci, City Attorney, stated this meeting was only for discussion and action for rezoning. Planning and designing the area would be for a different meeting.</p> <p>Commissioner Yocum withdrew his motion to approve and Commissioner Klob made a motion to continue this discussion and action meeting to the next available meeting when staff is ready to do so. Commissioner Thomas seconded it.</p> <p>Commissioner Juarez made a motion to continue the discussion for a later date when planning and zoning is ready. Commissioner Kolb seconded it. The motion carried unanimously.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there will be a meeting in two weeks. There will be meetings in place for the next couple of weeks.</p>
<p>Agenda Item 7.0: <u>Executive Session</u></p>	<p>No executive session was conducted.</p>
<p>Agenda Item 8.0: <u>Adjournment</u></p>	<p>Commissioner Robertson motioned to adjourn, seconded by Commissioner Yocum Meeting adjourned 6:30 PM.</p>

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 March 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of March 2025.