

## Planning and Zoning Commission Actions

### Regular Meeting January 22, 2024

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| <b>6:00 pm<br/>Call to Order</b> | 6:00 pm Chair Yocum   |
| <b>Invocation</b>                | Commissioner Irving   |
| <b>Pledge of Allegiance</b>      | Commissioner Irving   |
| <b>Roll Call</b>                 | Chair Yocum, Vice-Chair Robertson, Commissioner Hughes, Commissioner Juarez, Commissioner Singleton, and Commissioner Irving were present. Commissioner Brems was absent. Commissioner Yocum led the meeting. |
| <b>3.0 Call to the Public</b>    | No speakers gave public comment.  |
| <b>4.0 Minutes</b>               | Motion to approve the minutes was made by Commissioner Juarez, seconded by Commissioner Irving. Minutes approved unanimously.   |

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| <b>Agenda Item 5.1:</b> | <p><b>5.1</b></p> <p>ELECTION OF OFFICERS: Discussion and possible action to elect a chair and vice-chair for the Planning and Zoning Commission for 2024. <b>DISCUSSION AND ACTION.</b></p> <p>Commissioner Yocum stated that this item will be moved to the end of the agenda, and took place after item 5.4.</p> <p>Commissioner Juarez nominated Robertson for Chair, seconded by Juarez. Commissioner Irving nominated Yocum for Chair, seconded by Yocum. Robertson was appointed Chair of the Planning and Zoning Commission by a 3-2 vote.</p> <p>Commissioner Irving nominated Juarez for Vice-Chair, seconded by Commissioner Juarez. Vice-Chair Robertson nominated Singleton for Vice-Chair, seconded by Singleton. Singleton was appointed Vice-Chair of the Planning and Zoning Commission by a 3-2 vote.</p>   |
| <b>Agenda Item 5.2:</b> | <p><b>5.2</b></p> <p>SUB23-04 – Hartman Trails Preliminary Plat: The Planning and Zoning Commission shall discuss and take action to approve Subdivision Case # SUB23-04, Preliminary Plat for Hartman Trails, a request for preliminary plat approval to subdivide +/- 308 acres of land into one thousand thirty-seven (1037) Lots and one hundred five (105) Tracts for a residential subdivision. <b>DISCUSSION AND ACTION.</b></p> <p>Derek Scheerer, Planner II, presented the details of item 5.2.</p> <p>Commissioner Robertson has an inquiry regarding the road improvements and on-street parking along the subdivision, which Derek Scheerer clarified.</p> <p>Commissioner Irving requested clarification on the City's traffic plans for the east-west traffic. Civil Engineer Steve Kenna from the City of Maricopa gave a detailed explanation on the Engineering Division's review of the submitted traffic impact analysis (TIA). Commissioner Irving stated that his concerns were addressed by the explanation.</p> <p>One speaker card was submitted for this item. Scott Cole, an adjacent landowner to the east of the project, spoke regarding the item. Cole briefly expressed support for the preliminary plat request.</p> <p>A motion to approve was made by Commissioner Irving, seconded by Commissioner Singleton. The motion carried by a unanimous vote.</p> |

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| <b>Agenda Item 5.3:</b>  | <p><b>5.3</b><br/>CUP23-02 – Verizon Wireless at the Duke: PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Conditional Use Permit application for a new 64-foot tall stealth wireless facility, to be operated by Sun State Towers and Verizon Wireless. The site is generally located northeast of the intersection of Rancho El Dorado Pkwy. and N. Santa Rosa Dr., within the Rancho El Dorado subdivision.</p> <p><b>DISCUSSION AND ACTION</b></p> <p>Alexander Bosworth, Planner, presented the details of item 5.3.</p> <p>Commissioner Juarez asked if there were any provisions for hazmat mitigation, in the event of a hazardous substance leak. Chris Curiel, the applicant on behalf of Pinnacle Consulting, stated that there will be a backup generator on the site, which will be powered by diesel fuel and have the proper protections in place.</p> <p>Brief discussion followed.</p> <p>Chair Yocum stated support for the choice of location for the stealth wireless facility.</p> <p>A motion to approve was made by Vice-Chair Robertson, seconded by Commissioner Juarez, that this Conditional Use Permit request be Approved. The motion carried by a unanimous vote.</p> |
| <b>Agenda Item 5.4:</b>  | <p><b>5.4</b><br/>PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP23-12 Lowe's – a request by the Thompson Thrift for review of Site, Landscape, Elevation, and Photometric Plans for a proposed retail development on approximately 11.65-acres of land within Pinal County Parcel No. 510-25-009R, within the City of Maricopa, generally located at the northeast corner of W. Honeycutt Ave. and N. John Wayne Pkwy. <b>DISCUSSION ONLY.</b></p> <p>Derek Scheerer, Planner II, presented the details of item 5.4.</p> <p>Commissioner Juarez inquired about the lack of sidewalk on the north side of the main development's street. Derek Scheerer clarified that sidewalk will be provided on the south side, and that proper connections are made with the residential development to the east.</p> <p>Brief discussion followed.</p> <p>Randy Dodson, from the Province subdivision, inquired about the ingress-egress of the proposed development to the southeast. Derek Scheerer addressed his inquiry by explaining the proposed site circulation plan.</p> <p>The item was for discussion only and no action was taken.</p>   |
| <b>Agenda Item 6.0:</b><br><b><u>Report from Commission and/or Staff</u></b> | <p>Richard Williams stated that the next Planning and Zoning Commission meeting will be held on February 26, 2024. The Transit Advisory Committee meeting will be held in March. Williams thanked Yocum for his service to the Commission, and welcomed Robertson and Singleton as the newly appointed Chair and Vice-Chair.</p>  |

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| <b>Agenda Item 7.0:</b><br><b><u>Executive Session</u></b> | No executive session was conducted.   |
| <b>Agenda Item 8.0:</b><br><b><u>Adjournment</u></b>       | Commissioner Irving motioned to adjourn, seconded by Singleton.<br>Meeting adjourned at 6:56PM. |

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 22<sup>nd</sup> of January 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 22<sup>nd</sup> day of February 2024.