

Planning and Zoning Commission Minutes

Regular Meeting

August 8, 2016

Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Monday, August 8, 2016 at the City Hall's Council Chambers at 39700 W. Civic Center Plaza, Maricopa, AZ 85138. The meeting was called to order at 6:00 p.m.
Invocation	Commissioner Irving delivered the invocation.
Pledge of Allegiance	Commissioner Marsh led meeting attendees in the Pledge of Allegiance.
Roll Call	Present: Chair Ronald Batt, Vice-Chair Theodore Yocum, Commissioners: Robert Marsh, Michael Sharpe, James Irving and Linda Huggins City representatives present were: Development Services Director Martin Scribner, Zoning Administrator Kazi Haque, Senior Planner Rodolfo Lopez, Planner Ryan Wozniak, Councilwomen Peggy Chapados, Councilman Henry Wade, City Attorney Tina Vannucci and Commission Secretary Lisell Blancarte.
Agenda Item 3.0: Call to the Public	No one from the public approached.
Agenda Item 4.1: Minutes	Commissioner Huggins moved to approve the Minutes from the July 25, 2016 Planning and Zoning Commission meeting as amended. Commissioner Marsh seconded. Motion passed unanimously, 6-0.
Agenda Item 5.1:	<p>PUBLIC HEARING Planned Area Development (PAD) 15-04 Amendment to Homestead North PAD, Parcels 15, 16, 18 and 19. Discussion and Action.</p> <p>Planner Ryan Wozniak presented Agenda Item 5.1.</p> <p>Attorney Jordan Rose with Rose Law approached podium and presented to the Commission regarding their request.</p> <p>Chairman Batt opened the Public Hearing.</p> <p>Robert Stalk resident of Homestead approached podium and expressed concern regarding Agenda Item 5.1. He stated he did not agree with shrinking lot sizes and believed this was not a positive direction for the community.</p> <p>Wade Henderson resident of Homestead approached podium and expressed concern regarding smaller lot sizes and impact to home values.</p> <p>Mary Ann Cechini resident of Homestead approached podium and expressed concern regarding an increased cost to existing homeowners and the value of front porches offered by the applicant.</p> <p>Breana Stalk resident of Homestead approached podium and expressed concern regarding an increase in crime and taxes as an impact of the proposal.</p> <p>Marisol Stalk resident of Homestead approached podium and expressed concern regarding the impacts to the value of her home and the community turning more renter-occupied.</p>

Agenda 5.1 Continued:

Josh Morris resident of Homestead approached podium and expressed concern regarding an increase in crime rate and the overall impact and congestion this development would cause.

Natasha Montieth resident of Homestead approached podium and expressed concern regarding the lot size and wished the community could stay as-is.

Maribel Snider resident of Maricopa expressed concern regarding the lot size, questioned the value of the front porch requirement, and loves Homestead as-is.

Attorney Jordan Rose re-approached podium and addressed the resident's concerns. She stated that there would not be a significant change from what has already been approved. She then clarified that homes will not be closer together as setbacks will remain the same. She reiterated that there will be high quality homes and that she will work with the neighbors to talk through all issues. She added that the proposed lot sizes add to stock of the average sized lots existing within Homestead. She addressed added costs would be bared by the developer through Impact Fees.

Breana Stalk resident of Homestead approached podium and questioned the crime statistic provided by Jordan Rose.

Chairman Batt closed the Public Hearing.

Commissioner Sharpe stated he was resident of Homestead and will still make a fair and unbiased opinion about the applicant's request. He stated that the smaller lot size concerned him, however, that if the number of lots were to remain the same that he could support the request.

Commissioner Irving questioned the requested changes by applicant to the City ordinances.

Planner Ryan Wozniak stated that with Planned Area Developments it is very typical to amend a number of Zoning Code specifics.

Commissioner Irving wanted clarification on waivers, especially of Article 14-6-4 of the Subdivision Ordinance. He expressed concern with open space standards.

Commissioner Huggins questioned the applicant regarding the parkway (streetscape) landscaping and questioned who would be responsible for the maintenance.

Shane Graser approached the podium and stated that the trees directly in front of the property would be tied to the homeowner's irrigation system and would be their responsibility to maintain, per the anticipated CC&Rs.

Discussion ensued regarding proposed landscape.

Commissioner Huggins asked for clarification on whether the streets would be public or private.

Applicant Shane Graser confirmed that streets would be public.

Commissioner Huggins then asked for clarification regarding street parking. HOA will not be adversely affected because they will not be responsible for landscaping of tree's since they are the homeowner's responsibility.

Commissioner Marsh commented that this appears to be a well thought out response to change and appreciate the intentions in the design and staff efforts in aligning the design with the new zoning code and 2040 vision but had one question regarding owner-occupied vs. renter-occupied and if the market research considered such.

	<p>Shane Graser said he did not want to speculate.</p> <p>Commissioner Marsh re-iterated the question of the market research.</p> <p>Shane Graser responded owner- vs. renter-occupied analysis was not included.</p> <p>Discussion ensued regarding CC&Rs limitations and enforcement.</p> <p>Shane Graser suggested there would be a benefit of additional tax revenue to city.</p> <p>Vice Chair Yocum inquired on porch concept, driveways and setbacks.</p> <p>Applicant Shane Graser addressed the Commission regarding inquires.</p> <p>Vice Chair Yocum asked the applicant to provide update on parcels 10 through 14.</p> <p>Applicant Shane Graser provided update.</p> <p>Development Services Director Martin Scribner approached podium and gave the Commission process reminders.</p> <p>Chairman Batt commented on applicant working hard on providing a good thing for Maricopa.</p> <p>Commissioner Huggins asked applicant to provide exhibit of street sections.</p> <p>Applicant Shane Graser provided exhibit to the Commission.</p> <p>Commissioner Huggins pursued a line of questioning regarding landscape, lighting and monument signs.</p> <p>Planner Ryan Wozniak noted there is the opportunity for the Commission to add a stipulation in regards to revisiting the quality of the landscape and address any potential eye-sores or substandard landscape and monument design elements adjacent to the parcels in question.</p> <p>Commissioner Huggins agreed with the recommendation and wished to add the recommended review as part of the motion.</p> <p>Chairman Batt stated, for the record, that applicant did attempt to contact the Commission prior to the meeting. All Commissioners declined to meet with the applicant outside of the public forum.</p> <p>Commissioner Huggins made a motion to recommend approval with stipulations to review landscape and off-site improvements for renewed standards. Commissioner Irving seconded.</p> <p>Voting AYE: Chair Batt, Vice Chair Yocum, Commissioner Irving, Commissioner Huggins, Commissioner Marsh.</p> <p>Voting NAY: Commissioner Sharpe</p> <p>Motion passed 5-1.</p>
<p>Agenda Item 5.2:</p>	<p>Development Review Permit (DRP)16-04: Rothwell Architecture on behalf of Community of Hope Church, is requesting review and approval of a Development Review Permit (DRP) site plan compliance: placement of five additional (5) buildings to an existing site that will include on and off-site improvements. The buildings proposed will be utilized for office, education and day care uses. The total aggregate square footage (SF) of building expansion equates to 6,120 SF. The project is located at property address</p>

	<p>45295 W. Honeycutt Ave., within the incorporated limits of the City of Maricopa. Discussion and Action.</p> <p>Senior Planner Rodolfo Lopez presented Agenda Item 5.2.</p> <p>Commissioner Marsh asked if there had been consideration of public safety access to all four buildings.</p> <p>Senior Planner Rodolfo Lopez stated all code requirements will be met City standards as part of the application process.</p> <p>Vice Chair Yocum inquired on lighting standards and location.</p> <p>Senior Planner Rodolfo Lopez addressed the Commission regarding lighting standards and locations.</p> <p>Commissioner Irving motioned to approve Agenda Item 5.2. Commissioner Sharpe seconded. Motion passed unanimously, 6-0.</p>
<p>Agenda Item 5.3:</p>	<p>Text Amendment (TXT)16-01: The Planning and Zoning Commission shall review and hear a presentation on the proposed text amendment to the City's Subdivision Ordinance. Discussion Only.</p> <p>Senior Planner Rodolfo Lopez presented Agenda Item 5.3.</p> <p>Commissioner Sharpe commended staff on their efforts.</p> <p>Commissioner Marsh commented on other city models and asked if staff had looked at comparable cities for this update.</p> <p>Senior Planner Rodolfo Senior assured the Commission that extensive research was conducted by third party contractor in regards to street sections and by staff in regards to plat extensions.</p> <p>Kazi Haque Zoning Administrator provided history on the approved Subdivision Ordinance in 2006.</p> <p>Senior Planner Rodolfo Lopez informed Commission that this item would come back for action in September.</p>
<p>Agenda Item 6.0:</p>	<p>Reports from Commission and/or Staff.</p> <p>Development Services Director Martin Scribner informed the Commission that Senior Planner Rodolfo Lopez was the recipient of this year's Excellence Award. He then updated the Commission on upcoming projects and the Planning Maricopa website.</p> <p>City Attorney Tina Vannucci reminded the Commission that they should encourage people to learn about Proposition 415 but may not advocate.</p> <p>Commissioner Marsh looks forward to revising the Zoning Code and Subdivision Ordinance to bring about development that aligns with the Village Core Concept.</p> <p>Commissioner Huggins reflected positively on Item 5.1 with regards to the front porch and enhanced streetscape being a stepping stone towards a village concept.</p> <p>Commissioner Sharpe asked if RFT to revise the Subdivision Ordinance would be a complete rewrite or an update.</p> <p>Development Services Director Martin Scribner responded that there is strong base to work from and would more in line with an update as currently anticipated.</p> <p>Councilwomen Chapados looks forward to staff's video about Planning Maricopa and informed Commission that Mayor has a new appointee for the Commission, anticipated to be on the next agenda.</p>

Agenda Item 7.0:	Executive Session: There was no executive session.
Agenda Item 8.0:	Commissioner Huggins moved to adjourn the meeting at 7:55 p.m. Commissioner Sharpe seconded. Motion passed unanimously, 6-0.

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the regular meeting of the Planning and Zoning Commission held on the 8th day of August, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of August, 2016

Lisell Blancarte, Planning and Zoning Commission Secretary