



City of Maricopa

Meeting Minutes - Draft Planning & Zoning Commission

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Chair Robert Klob
Vice Chair Robert Brems
Commissioner Robert Rowe
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Chad Whittle
Commissioner Ted Yocum

Monday, June 22, 2026

6:00 PM

Council Chambers

1. **Call To Order**

Chair Klob called the meeting to order at 6:00 PM. The invocation was led by Commissioner Yocum, and the Pledge of Allegiance was led by Commissioner Rowe.

2. **Roll Call**

Present 6 - Commissioner Robert Rowe, Commissioner Ted Yocum, Commissioner William Robertson, Commissioner Chad Whittle, Chair Robert Klob, and Maurice Thomas Jr.

Absent 1 - Vice Chair 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 26-41](#)**

The Commission shall approve the Minutes from the April 27, 2026, meeting.

The Commission reviewed the Minutes from the April 27, 2026, meeting. No comments or questions were raised.

Motion to approve the minutes was made by Commissioner Yocum and seconded by Commissioner Thomas. The motion passed unanimously.

5. **Agenda and Public Hearings**

5.1 **[TXT 26-02](#)**

PUBLIC HEARING:TXT26-02: a request by the City of Maricopa for miscellaneous text revisions to Chapters 10 and 18 of the Maricopa City Code. Discussion and Action.

Rick Williams, Planning and Zoning Division Manager, presented three city-initiated amendments to Chapters 10 and 18 of the Maricopa City Code, describing the purpose of each as refining the code for clerical accuracy, alignment with Arizona Revised Statutes (ARS), and consistency with current development standards.

Mr. Williams explained that the first amendment adds Section 10.20.100, Obedience

to Markings, to the parking provisions of the code. He stated that this provision gives code enforcement authority to address illegal parking on public properties — citing a recent instance in which tow trucks were occupying five to six parking stalls overnight at the city library, a situation that could not be addressed under the existing code.

Mr. Williams clarified that the second amendment adds food truck courts as a permitted use within the Maricopa Station Overlay. He acknowledged this was an oversight: when food truck courts were added as a permitted use in the Mixed Use Heritage district in December 2025 and January 2026, the Maricopa Station Overlay — which functions as its own separate overlay — was inadvertently omitted. He ensured the proposed language is identical to the provisions already adopted for the Mixed Use Heritage district.

Mr. Williams shared that the third amendment reinstates city signage associated with city-sponsored events (such as events at Copper Sky) under the exempt sign section of the code. He noted that this provision existed in the 2015 version of the code but was not carried over when the code was updated, and the amendment restores it.

Mr. Williams confirmed that the proposed amendments are in conformance with the General Plan, specifically the Land Use Element and the Economic Development Element. Public outreach included a posting on the city website on May 11th and a notice published in the Casa Grande Dispatch on June 4th. No public comment had been received as of the date of the meeting.

Commissioner Thomas noted approvingly that the amendments align the city's code with state law requirements, and Commissioner Robertson also expressed support, characterizing the amendments as straightforward housekeeping items.

The public hearing was opened. No speaker cards were submitted and no members of the public wished to speak. The public hearing was closed.

Motion to approve TXT 26-02 was made by Commissioner Robertson and seconded by Commissioner Yocum. The motion carried unanimously.

6. Reports from Commission and/or Staff

Mr. Williams reported that a previously planned legislative update, originally scheduled for the June 22nd meeting, had been deferred to the August 24, 2026, meeting. He noted that Katie Proctor, the city's Intergovernmental Affairs Director, agreed to attend and present the update in person. Mr. Williams encouraged commissioners and the public not to miss the August meeting, describing it as a significant update.

Mr. Williams also announced that the next regular meeting is scheduled for July 27, 2026, with three items currently on the agenda.

Commissioner Robertson followed up on a prior request he had made for the Commission to periodically receive updates on administrative actions taken by staff. Mr. Williams confirmed the commitment, indicating that updates would cover final plats, preliminary plats, site plans, and construction permits, and would be presented at least twice annually — once reflecting the first two quarters and again near the end of the year. He indicated the first such update would be presented at either the July or August meeting, covering administrative approvals through the beginning of the third quarter of 2026.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 6:13 PM.

Motion to adjourn was made by Commissioner Yocum, seconded by Commissioner Robertson. The motion passed unanimously.