

**Planning and Zoning Commission Actions  
Regular Meeting  
August 26, 2024  
City Hall – Council Chambers**

<b>6:00 pm Call to Order</b>	6:07 pm Chair Robertson
<b>Invocation</b>	Chair Robertson
<b>Pledge of Allegiance</b>	Chair Robertson
<b>Roll Call</b>	Chair Robertson, Vice-Chair Singleton, Commissioner Thomas, Commissioner Juarez, Commissioner Yocum, Commissioner Irving and Commissioner Brems were present. Chair Robertson led the meeting.
<b>3.0 Call to the Public</b>	No members of the public approached the podium during the call to the public. No speaker cards were provided by the public.
<b>4.0 Minutes</b>	The minutes for the August 12 <sup>th</sup> , 2024, were approved unanimously. Commissioner Irving made the motion to approve the minutes, seconded by Commissioner Brem. The motion passed unanimously.
<b>Agenda Item 5.1:</b>	<p><b>5.1</b> PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP24-07 Roers Stonegate, a request by Greg Davis, of iPlan Consulting, on behalf of property owner Stonegate BFC, LLC, and developer/future owner Roers Companies for review of Site, Floor, Elevation, Landscape and Photometric Plans for a proposed multi-family development on approximately 9.56-acres of land within the City of Maricopa, generally located west of the southwest corner of N. Stonegate Rd. and W. Alan Stephens Pkwy. DISCUSSION ONLY.</p> <p>Derek Scheerer, Planner II, presented the details of item 5.1. Discussion followed.</p> <p>The presentation was heard.</p>
<b>Agenda Item 5.2:</b>	<p><b>5.2</b> PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP24-08 U-Haul, a request by Chase Woosley, of Cotton Architecture, on behalf of property owner and developer AMERCOR Real Estate Company. for review of Site, Floor, Elevation, Landscape and Photometric Plans for a proposed self-storage facility on approximately 10-acres of land within the City of Maricopa, generally located at the southwest corner of W. Honeycutt Rd. and N. Continental Blvd. DISCUSSION ONLY.</p> <p>Derek Scheerer, Planner II, presented the details of item 5.2. Discussion followed.</p> <p>The presentation was heard.</p>
<b>Agenda Item 5.3:</b>	<p>The Planning and Zoning Commission shall discuss and take action on Subdivision Case # SUB24-04 for Anderson Farms - Phase 2, a request for preliminary plat approval to subdivide +/- 50.79 acres of land into 372 lots and 22 tracts for a residential subdivision. DISCUSSION AND ACTION.</p> <p>Alex Bosworth, Planner I, presented the details of item 5.3. Discussion followed.</p> <p>Commissioner Brems asked about the affordability of the homes being built. Vicky Morris, Senior Project Manager with Lennar, stated the homes are starting at less than \$300k.</p> <p>A motion was made by Commissioner Yocum, seconded by Commissioner Thomas, that the Subdivision case be Approved. The motion carried by a unanimous</p>

	vote.
<b>Agenda Item 6.0:</b> <b><u>Report from</u></b> <b><u>Commissionand/or</u></b> <b><u>Staff</u></b>	Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there might not be any commission meetings for the month of September. First one in October will be the 14 <sup>th</sup> .
<b>Agenda Item 7.0:</b> <b><u>Executive Session</u></b>	No executive session was conducted.
<b>Agenda Item 8.0:</b> <b><u>Adjournment</u></b>	Vice-Chair Singleton motioned to adjourn seconded by Commissioner Juarez Meeting adjourned 6:55 PM.

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 26<sup>th</sup> of August 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28<sup>th</sup> of August 2024.