



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, September 11, 2017

6:00 PM

Council Chambers

1. Call To Order

The meeting was called to order at 6:02 p.m.

2. Roll Call

Members present included Chair Huggins, Vice Chair Sharpe, Commissioner Yocum, Commissioner Marsh, Commissioner Potter, Commissioner Irving and Commissioner Joyce. City representatives present included Development Services Director Martin Scribner, Zoning Administrator Kazi Haque, Senior Planner Rodolfo Lopez, Planner Ryan Wozniak, Vice Mayor Brown, Councilwomen Chapados, Councilman Wade and Planning and Zoning Secretary Lisell Blancarte.

3. Call to the Public

No one spoke during the Call to the Public.

4. Minutes

4.1 [MIN 17-82](#)

Approval of Minutes from the August 14, 2017 meeting.

Vice Chair Sharpe motioned to approve the minutes from the August 14, 2017 Planning and Zoning Commission meeting. Commissioner Potter seconded the motion. Motion passed unanimously.

5. Agenda and Public Hearings

5.1 [PAD16-04 \(2\)](#)

PUBLIC HEARING Anderson Russell Planned Area Development (PAD) 16-04: Applicant Kelly Hall of Phillip Miller Consultants, LLC is requesting a rezone to Planned Area Development on approximately 776 acres generally located south of the intersection of Anderson Road and Maricopa-Casa Grande Highway. Discussion and Action.

Planner Ryan Wozniak approached podium and informed the Commission that the applicant had requested a continuance.

Chair Huggins opened the Public Hearing. No one from the public approached. Chair Huggins closed the Public Hearing.

The Item was discussed.

Vice Chair Sharpe motioned to continue Agenda Item 5.1 to the Planning and Zoning Commission meeting on September 25, 2017. Commissioner Potter seconded the

motion. The motion passed unanimously.

5.2 **ZON17-01**

ZON17-01 PUBLIC HEARING: A request by Global Water Resources, Inc. to rezone 31.18 acres, assessor parcel number 510-12-001C, 001D, and 001E, generally located at the NWC of Powers Pkwy and Placone Road. Zone change request from existing CI-2 Industrial Zone (former Zoning Code) to General Industrial (GI), as identified in the current Zoning Code. Discussion and Action.

Senior Planner Rodolfo Lopez requested to combine Agenda Item 5.2 and Agenda Item 5.3 as one presentation and discussion item with separate motions. He then presented Agenda Item 5.2 and 5.3.

Applicant Jason Thuneman with Global Water approached podium and presented his requests to the Commission.

Chair Huggins opened the Public Hearing. The item was discussed. Chair Huggins closed the Public Hearing.

Commissioner Irving motioned to approve Agenda Item 5.2 subject to the conditions set forth by City staff. Commissioner Marsh seconded the motion. The motion passed unanimously.

5.3 **DRP17-05**

DRP17-05: Global Water Resources, Inc. is requesting an expansion to their existing waste water treatment facility. Property address 22590 N. Powers Pkwy. Discussion and Action.

The item was discussed. Commissioner Irving motioned to approve Agenda Item 5.3 with the stipulations set forth by City staff and with the assurance bonds for 2 year renewals included. Commissioner Joyce seconded the motion.

*Voting Aye: Chair Huggins, Commissioner Joyce, Commissioner Yocum, Commissioner Marsh and Commissioner Potter
Voting Nay: Vice Chair Sharpe*

The motion passed, 6-1.

5.4 **DRP17-02**

DRP17-02: Land Development Consultants, LLC on behalf of Circle K Stores Inc., are proposing to construct a retail convenience store and motor fuel dispensing facility on 1.80 acres of land located at SEC of Porter and Honeycutt Roads alignment, the physical address is 41433 W. Honeycutt Rd. Discussion and Action.

Senior Planner Rodolfo Lopez presented Agenda Item 5.4 and the item was discussed. Vice Chair Sharpe motioned to approve Agenda Item 5.4, with stipulation #3. Commissioner Yocum seconded the motion. The motion passed unanimously.

5.5 **PZ 17-06**

Adaptive Reuse: Planning and Zoning Commission shall hear a presentation about the City's Adaptive Reuse Program. Discussion Only.

Senior Planner Rodolfo Lopez presented Agenda Item 5.5 and it was discussed.

6. Reports from Commission and/or Staff

Zoning Administrator Kazi Haque updated the Commission on the Subdivision Ordinance, the Housing Plan and current grants.

7. Executive Session

There was no Executive Session.

8. Adjournment

Commissioner Sharpe motioned to adjourn the meeting at 8:08 p.m. Commissioner Irving seconded the motion. The motion passed unanimously.

Adjourn