

Planning and Zoning Commission Actions Regular Meeting

June 9th, 2025

City Hall – Council Chambers

6:00 pm Call to Order	6:00 pm Chair Singleton
Invocation	Commission Yocum
Pledge of Allegiance	Commissioner Robertson
Roll Call	Commissioner Robertson, Vice-Chair Juarez , Chair Singleton, Commissioner Yocum, Commissioner Klob and Commissioner Thomas were present. Commissioner Brems was not present. Chair Singleton led the meeting.
3.0 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.
4.0 Minutes	The minutes for the May 12 th meeting were approved unanimously. Commissioner Robertson made the motion to approve the minutes, seconded by Commissioner Thomas. The motion passed unanimously.
Agenda Item 5.1: 6:04pm	<p>5.1 PAD24-07</p> <p>PUBLIC HEARING: The Planning and Zoning Commission shall discuss a request by the Rose Law Group, on behalf of, Private Motor Sports Group, LLC, to rezone approximately 263 acres of land from Industrial (CI-2) to the Apex Motor Sports Planned Area Development (PAD). The subject site is located at the Northwest West corner of Ralston Road and State Route 238. DISCUSSION and ACTION</p> <p>Richard Williams, Planning Manager, presented the details for 5.1 . Discussion followed.</p> <p>Commissioner Thomas made a motion to approve, Commissioner Klob motioned to second it. The motion carried unanimously.</p>
Agenda Item 5.2:	<p>5.2 ZON24-03</p> <p>PUBLIC HEARING: A request by Pender Engineering, on behalf of ETP Investments, LLC, to rezone 5.0 acres of land from the existing General Rural Zone (GR) to the General Commercial Zoning District (GC). The subject site is generally located at the northwest corner of W. Blazen Trail and N. White and Parker Road. DISCUSSION AND ACTION</p> <p>LaRee Mason, associate planner, presented the details for 5.2 Discussion followed.</p> <p>Commissioner Yocum made a motion to approve, Commissioner Vice-Chair Juarez motioned to second it. The motion carried unanimously.</p>
Agenda Item 5.3:	<p>5.3 ZON25-03</p> <p>PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 3.55 acres effectively rezoning the site from the Neighborhood Commercial (NC) to the General Commercial (GC) zoning district. The site is located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner II, presented the details for 5.3. Discussion followed.</p> <p>Vice-Chair Juarez made a motion to approve, Chair Singleton motioned to second it. The motion to approve item 5.3 resulted in a tie vote, and therefore the motion failed</p>

Public Hearing:	<p>Ronald Angerme, a resident in Glennwilde, stated his concern with added traffic and safety for nearby homeowners and the look of the gas station.</p> <p>Britney Pizzola, a resident in Glennwilde, stated her concern with children and people's safety. Asked for a relocation.</p> <p>Mitchell Mastin, the architect for the project, stated that they are only looking to have zoning changed to have car wash placed on their site nothing more.</p> <p>Leon Potter, a resident in Glennwilde, also stated that he has concerns with safety and traffic.</p>
Agenda Item 5.4:	<p>5.4 SUB24-07</p> <p>A request by CVL Consultants, on behalf of Maricopa Hartman LLLP, requesting approval of The Sanctuary Phase I subdivision preliminary plat to accommodate 339 single-family homes on approximately 83.02 gross acres. The property is generally located at the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Hartman Rd. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner II, presented the details for 5.4. Discussion followed.</p> <p>Commissioner Klob motioned to table item 5.4 and discuss at a later meeting, Commissioner Yocum seconded it. The motion carried, 5 to 1 vote.</p>
Agenda Item 6.0: <u>Report from</u> <u>Commissionand/or</u> <u>Staff</u>	<p>Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there will be a meeting in two weeks. There will be meetings in place for the next couple of weeks.</p>
Agenda Item 7.0: <u>Executive Session</u>	<p>No executive session was conducted.</p>
Agenda Item 8.0: <u>Adjournment</u>	<p>Vice-Chair Juarez motioned to adjourn, seconded by Commissioner Klob Meeting adjourned 7:06 PM.</p>

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 9th of June 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of June 2025.