



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, October 24, 2022

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6 pm.

2. **Roll Call**

Present 4 - Commissioner Dan Frank, Commissioner James Irving, Commissioner Ted Yocum, and Commissioner William Robertson

Excused 1 - Linda Huggins

Absent 2 - Commissioner Rachel Leffall, and Michael Sharpe

3. **Call to the Public**

Britney Pozola, 41160 W. Summerset Dr., expressed concerns regarding traffic and road safety in the Glennwilde area. She Recommended lowering the speed limit on Porter Rd. to 35 mph between W. Honeycutt Rd. and Adams for pedestrian safety and for students walking to and from school. She stated that the timing of the crosswalk lights needed to be revised and requested school zone signs to be posted for all public and charter schools in the area to increase pedestrian and child safety.

4. **Minutes**

4.1 [MIN 22-49](#) Approval of minutes from the September 26, 2022 Planning and Zoning Commission meeting.

A motion was made by Commissioner Yocum, seconded by Commissioner Irving, that the Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

5.1 [DRP22-02](#) A request by David Bohn of BFH Group requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 293 townhome style unit, multi-story, multi-family development on approximately 16.10 acres located at the southeast corner of Stonegate Road and Alan Stephens Parkway, which is north of the Maricopa-Casa Grande Highway in the City of Maricopa. DISCUSSION AND ACTION.

Byron Easton, Senior Planner, presented the changes and additions made by the applicant from the previous meeting. Discussion followed.

A motion was made by Commissioner Robertson, seconded by Commissioner Frank, that this Development Review Permit be Approved. The motion carried by a unanimous vote.

5.2 [GPA22-10](#) Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a minor General Plan Amendment on approximately 1.69 acres effectively changing the future land use designation from High Density Residential (HDR) to Employment (E). The site is generally located south of the southeast corner of W. Honeycutt Rd. and N. Porter Rd. DISCUSSION AND ACTION.

Alexander Bosworth, Assistant Planner, presented. The Public Hearing opened at 6:25p.m.

Speaker 1 supported the General Plan Amendment but also expressed concerns with potential traffic, risks and safety.

Britney Pozola, 41160 W. Summerset Dr., spoke in favor of the request and noted it would allow for commercial development over high density residential. She agreed that traffic would need to be looked at closely. The Public Hearing closed at 6:29p.m.

Discussion Followed.

A motion was made by Commissioner Irving, seconded by Commissioner Frank, that this General Plan Amendment be Approved. The motion carried by a unanimous vote.

5.3 [ZON22-07](#) Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 3.61 acres effectively rezoning the site from the CB-2 (General Business) zoning district to the GC (General Commercial) zoning district. The site is generally located south of the southeast corner of W. Honeycutt Rd. and N. Porter Rd. DISCUSSION AND ACTION.

Alexander Bosworth, Assistant Planner, stated that the request for the same project as the previous item. The Public Hearing opened at 6:33 pm. it was closed consecutively at 6:33 pm.

A motion was made by Commissioner Irving, seconded by Commissioner Robertson, that this Rezoning be Approved. The motion carried by a unanimous vote.

6. Reports from Commission and/or Staff

Richard Williams announced that next Commission meeting was scheduled for November 14, 2022, and that there would be a meeting early in December. Discussion ensued regarding a potential training meeting.

7. Executive Session

No executive session was conducted.

8. Adjournment

A motion was made by Commissioner James Irving, seconded by Commissioner Dan Frank, to Adjourn at 6:38 pm. The motion carried unanimously.