

**Planning and Zoning Commission
Regular Meeting
February 26th, 2024
City Hall – Council Chambers**

6:00 pm Call to Order	6:00 pm Chair Robertson
Invocation	Chair Robertson
Pledge of Allegiance	Chair Robertson
Roll Call	Chair Robertson, Vice-Chair Singleton, Commissioner Juarez, Commissioner Brems, Commissioner Yocum, and Commissioner Hughes were present. Commissioner Irving was not present. Chair Robertson 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	Approval of Minutes from the January 22, 2024 Planning and Zoning Commission meeting. Chair Robertson made the motion to approve the minutes, seconded by Vice-Chair Singleton. The motion passed unanimously.
Agenda Item 5.1:	<p>5.1 DRP 23-14: PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP23-14 Duke's Roadhouse, a request by the Tomcak Design, P.C. for review of Site, Floor, Elevation, Landscape and Photometric Plans for a proposed restaurant development on approximately 2.58-acres of land within Pinal County Parcel No. 510-28-0170, within the City of Maricopa, generally located at the northeast corner of W. Edwards Ave. and N. Maricopa Rd. DISCUSSION ONLY.</p> <p>Derek Sheerer, Planner II, presented the details of item 5.1.</p> <p>Members of the Planning and Zoning Commission had questions on the item.</p> <p>Commissioner Hughes asked if there were any churches within 600 feet. Scheerer responded by stating that there were not any churches within this distance. Commissioner Hughes also asked if there were residential uses near the area, Scheerer responded that there were not any within 600 ft. (the nearest residential was 770 ft. away)</p> <p>Commissioner Yocum stated that it was an appropriate location for loud music.</p> <p>Commissioner Juarez asked about the proposed bridge over the tracks. Is one dependent on the other, as far as needing to be finished for opening of the restaurant? Scheerer responded by stating no; they are separate from each other.</p> <p>Commissioner Singleton asked about Edwards Road, if it was to be completed by the developer or by the City of Maricopa. Scheerer responded that Duke's Roadhouse is responsible for the half-street improvement in front of the property and that the City of Maricopa would be responsible for the area underneath the overpass. Commissioner Singleton was concerned about the emergency access road for Lowe's. Scheerer stated that when Lowe's finishes their development, they will take care of that part of the road when the time comes.</p> <p>Commissioner Brems asked about the lighting for Duke's. Scheerer responded that this was the first submittal and comments have been conveyed to the applicants for the resubmittal.</p> <p>Commissioner Robertson asked if Edwards Road will be completed by the City of Maricopa and Duke's Roadhouse by the time Duke's opens. Scheerer responded by saying that's his understanding that it is to be completed by that time. Commissioner Robertson wanted to</p>

	<p>know if the building was fully fire sprinkled and expressed concerns with the development being in the Heritage District and not having an adequate water supply. Scheerer responded with yes, that has been discussed in a technical advisory committee review.</p> <p>Item in 5.1 was for discussion only.</p>
<p>Agenda Item 6.o <u>Report from</u> <u>Commissionand/or</u> <u>Staff</u></p>	<p>Rick Williams, Planning and Zoning Manager, stated that there will be 2 meetings in March for the Commission. Second meeting in March will be the quarterly TAC meeting with 2 agendas in that meeting. Rick stated that he had nothing else to add to the agenda or report. Commissioner Yocum asked if they would be included in a joint meeting with the Department Managers to go over concerns. Chair Robertson stated that the commissioners would like to attend study session meetings with Department Heads for educational purposes, both beneficial for public and staff.</p>
<p>Agenda Item 7.o <u>Executive Session</u></p>	<p>No executive session was conducted.</p>
<p>Agenda Item 8.o <u>Adjournment</u></p>	<p>Chair Robertson motioned to adjourn, seconded by Vice-Chair Singleton The meeting was adjourned at 6:23 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 26th of February 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of March 2024.