



# City of Maricopa

## Meeting Minutes - Final Planning & Zoning Commission

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*Chair William Robertson  
Vice Chair James Singleton  
Commissioner Robert Brems  
Commissioner James Irving  
Commissioner Alfonso Juarez III  
Commissioner Maurice Thomas Jr.  
Commissioner Ted Yocum*

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Monday, June 24, 2024

6:00 PM

Council Chambers

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1. **Call To Order**

*6:23 pm Chair Robertson*

2. **Roll Call**

**Present** 7 - Chair William Robertson , Vice Chair James Singleton, Commissioner Robert Brems, Commissioner James Irving, Commissioner Alfonso Juarez III, Commissioner Maurice Thomas Jr., and Commissioner Ted Yocum

3. **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. **Minutes**

4.1 [MIN 24-38](#) Approval of Minutes from the April 22, 2024 Planning and Zoning Commission meeting.

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

4.2 [MIN 24-39](#) Approval of the Minutes from the May 13, 2024 Planning and Zoning Commission meeting.

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

5. **Regular Agenda**

5.1 [PAD 24-02](#) PUBLIC HEARING: Major Planned Area Development Amendment, PAD24-02 Anderson Farms: The Planning and Zoning Commission shall discuss and take action on a request for a Major Amendment to the Anderson Farms Planned Area Development (PAD) Ordinance 22-02, for approximately +/- 566 ac. of land, to modify the development land use plan and development standards. The property is generally located at the southeast corner of W. Bowlin Rd. and N. Hartman Rd. DISCUSSION

AND ACTION.

*Alex Bosworth, Planner, presented the details of item 5.1.*

*Commissioner Irving asked about the parking code and Alex Bosworth stated the PAD allows 2 uncovered parking spaces per home.*

*Vice Chair Singleton asked about the rezoning for the 30-acre corner for commercial. Alex Bosworth stated it is General Commercial, if changes are made an amendment would need to be made. Vice Chair Singleton asked about Bowlin Rd, wanted to know why wordage was taken out with the new amendment. Alex Bosworth stated that Bowlin cannot be made to go all the way through.*

**A motion was made by Commissioner Yocum, seconded by Commissioner Brems, that this Planned Area Development Amendment be Approved. The motion carried by a unanimous vote.**

**5.2 [PZ 24-02](#)**

PLANNING COMMISSION UPDATE: Steven Kenna and Wyatt Clark, City of Maricopa Engineering Department, will lead a discussion focusing on the details of a Traffic Impact Analysis. DISCUSSION ONLY.

*Intern Wyatt and Engineer Steve Kenna presented details of an area transportation plan (ATP) and traffic impact analysis (TIA) studies done for the City of Maricopa.*

*Commissioner Brems asked about light timing. Engineer Steve Kenna stated that some lights have intelligent transportation devices installed and are sensors.*

*Chair Robertson asked if the light system on John Wayne Blvd. is an old system. Engineer Steve Kenna stated that public works is working on updating the sensors on those lights.*

*Commissioner Irving asked if there were triggers for new traffic plans because of higher traffic patterns. Steve Kenna stated that the city is constantly reviewing reports and data to adjust light patterns.*

*Commissioner Singleton had question about public transportation. No new public transportation plan in place until population rises.*

**The Presentation was heard.**

**6. Reports from Commission and/or Staff**

*Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that July 22, 2024 will be the next meeting date for the Commission.*

**7. Executive Session**

*No executive session was conducted.*

**8. Adjournment**

**This meeting was Adjourned at 7:27 p.m.**