



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
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Plaza
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Monday, October 23, 2023

6:00 PM

Council Chambers

1. **Call To Order**

*Invocation
Pledge of Allegiance*

2. **Roll Call**

3. **Call to the Public**

If you wish to speak, please complete a speaker card and submit it to the Chairman prior to the start of the meeting. The procedures to follow if you address the Commission are: Commission requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Chairman will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting.

4. **Minutes**

Minutes from 09/25/23 will be presented at the next meeting.

5. **Regular Agenda**

5.1 **DRP23-05**

PLANNING COMMISSION UPDATE: Derek Scheerer, Planner II, will present Major Development Review Permit case # DRP23-05 JWP West Development, a request by Marian McKersie and Randy Haislet, of RKAA Architects, Inc., on behalf of property owner Desert Cedars Equities, LLC, for review of Site, Landscape, Elevation, and Lighting/Photometric Plans for a proposed commercial development on an approximately 6.13-acre parcel of land within Pinal County Parcel Nos. 510-25-009N, 510-29-047D, 510-29-0460, and 510-29-001B, within the City of Maricopa, generally located at the southwest corner of N. John Wayne Pkwy. and W. Honeycutt Ave. DISCUSSION ONLY.

5.2 **DRP23-10**

PLANNING COMMISSION UPDATE: Derek Scheerer, Planner II, will present Major Development Review Permit case # DRP23-10 JWP East Commercial Development, a request by Marian McKersie and Randy Haislet, of RKAA Architects, Inc., on behalf of property owner Desert Cedars Equities, LLC, for review of Site, Landscape, Elevation, and Lighting/Photometric Plans for a proposed commercial development on an approximately 2.38-acre portion of land within Pinal County Parcel No. 510-25-009T, within the City of Maricopa, generally located at the southeast corner of N. John Wayne Pkwy. and W. Honeycutt Ave. DISCUSSION ONLY.

- 5.3 [DRP23-11](#) PLANNING COMMISSION UPDATE: Rick Williams, Planning Manager, will present Major Development Review Permit case # DRP23-11 APEX Motorsports Expansion, a request by John D. Hensler, LLC, on behalf of APEX Motorsports, for review of Site, Landscape, and Elevation plans for the expansion of the existing motorsports facility, generally located on the northwest corner of N. Ralston Road and State Route 238. DISCUSSION ONLY.

- 5.4 [PZ23-09](#) PLANNING COMMISSION UPDATE: Rick Williams, Planning Manager, will present Case # TXT23-04, outlining various revisions to Section 17, of the City's Subdivision Code and Section 18, of the City's Zoning Code. DISCUSSION ONLY.

6. Reports from Commission and/or Staff

7. Executive Session

The Planning and Zoning Commission may go into executive session for purpose of obtaining legal advice from the City's Attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

8. Adjournment

Note: This meeting is open to the public. All interested persons are welcome to attend. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review. Notice is hereby given of the possibility of a quorum of the Maricopa City Council members at this meeting.

Physical access to the meeting room will be available 15 minutes prior to the meeting start time.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.