



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
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Commissioner Chair Ted Yocum
Commissioner Vice Chair William Robertson
Commissioner Robert Brems
Commissioner Jim Hughes
Commissioner James Irving
Commissioner Alfonso Juarez III
Commissioner James Singleton

Monday, January 22, 2024

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**

- 4.1 [MIN 24-06](#) Approval of Minutes from the December 11, 2023 Planning and Zoning Commission meeting.

5. **Regular Agenda**

- 5.1 [PZ 24-01](#) ELECTION OF OFFICERS: Discussion and possible action to elect a Chairman and Vice-Chairman for the Planning Commission for 2024. DISCUSSION AND ACTION.
- 5.2 [SUB23-04](#) The Planning and Zoning Commission shall discuss and take action to approve Subdivision Case # SUB23-04, Preliminary Plat for Hartman Trails, a request for preliminary plat approval to subdivide +/- 308 acres of land into one thousand thirty-seven (1037) Lots and one hundred five (105) Tracts for a residential subdivision. DISCUSSION AND ACTION.

- 5.3 [CUP 23-02](#) PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Conditional Use Permit application for a new 64-foot tall stealth wireless facility, to be operated by Sun State Towers and Verizon Wireless. The site is generally located northeast of the intersection of Rancho El Dorado Pkwy. and N. Santa Rosa Dr., within the Rancho El Dorado subdivision. DISCUSSION AND ACTION.
- 5.4 [DRP23-12](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP23-12 Lowe's, a request by the Thompson Thrift for review of Site, Landscape, Elevation, and Photometric Plans for a proposed retail development on approximately 11.65-acres of land within Pinal County Parcel No. 510-25-009R, within the City of Maricopa, generally located at the northeast corner of W. Honeycutt Ave. and N. John Wayne Pkwy. 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.