

Planning and Zoning Commission Actions

Regular Meeting

August 24, 2020

6:00 pm Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Monday, August 24, 2020 at City Hall (39700 W. Civic Center Plaza, Maricopa, AZ 85138). The meeting was called to order at 6:00 pm by Chair Huggins.
Invocation	Commissioner Irving delivered the invocation.
Pledge of Allegiance	Vice Chair Sharpe led meeting attendees in the Pledge of Allegiance.
Roll Call	Present: Chair Huggins, Commissioner Yocum, Commissioner Irving, Commissioner Frank, Vice Chair Sharpe, Commissioner Hopkins, Commissioner Babb City representatives present: Economic & Community Development Deputy Director Rodolfo Lopez, Assistant Planner Peter Margoliner, City Attorney Nick Cook, Senior Planner Byron Easton.
Agenda Item 3.1: <u>Approval of Minutes</u>	<u>August 10, 2020:</u> Vice Chair Sharpe moved to approve the Minutes from August 10, 2020 Planning and Zoning meetings Commissioner Irving seconded. Motion passed, 7-0.

Agenda Item 4.1:	<p>4.1 PUBLIC HEARING: GPA20-06 Stonegate: A request by Sketch Architecture Company on behalf of Maricopa Stonegate LLC to amend the General Plan Future Land Use Map of approximately 46.30 acres, from existing Employment (E) to Mixed Use (MU) generally located on the northwest corner of Maricopa Casa Grande Hwy and Stonegate Road. Discussion and Action.</p> <ul style="list-style-type: none"> • Deputy Director Rodolfo Lopez begins the presentation. • Randy Carter with sketch architecture begins the presentation for the applicant. • Chair Huggins opens the public meeting at 6:23pm closes at 6:26pm • Barb Hausler • I wasn't able to attend the neighborhood meeting. I am against this property being rezoned. It needs to remain commercial as was stated before I purchased my home. I did my due-diligence before buying • Barb Hausler • I would like enough time to type out what I have to say • Barb Hausler • You have over 500 apartments going up in this area already. Not one of them are occupied and yet you want to bring more in • Barb Hausler • I did my job before I built a 300 thousand dollar home right here • Barb Hausler • I say leave it as it is. We need businesses in this area we have nothing but Walmart • Barb Hausler
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	<ul style="list-style-type: none"> • But not more apartments, they are framing apartments down our throats before they are even rented • Randy Carter responds that this is conceptual in nature and the uses could change in the future and this is not a rezone. • Commissioner Yocum warns to proceed with caution and praises the applicant for discussing traffic in his presentation. • Vice Chair Sharpe thanks the applicant from staying away from big box retail. • Vice Chair Sharpe asks how the general plan is being used during application reviews. • Deputy Director Rodolfo Lopez Explains what the general plan is and how it is used. • Vice Chair Sharpe asks what the uses available would be if it were employment only not mixed used • Deputy Director Rodolfo Lopez explains that if it were employment only it would be only a single simple used and that mixed use provide more flexibility. • Commissioner Irving thinks this idea is wonderful. • Commissioner Frank the only big box he wants to see if home depot. • Commissioner Frank regarding mix use would we get one monolithic use or is there a way to make sure we get a good mix of uses? • Commissioner Frank has concerns about access from the Maricopa- casa grande high way. • Commissioner Frank brings up the 300 ft. notification buffer and how it needs to be broadened. • Commissioner Babb states that the mix use brings more employment to the city. • Deputy Director Rodolfo Lopez reminds the commission that we would need to look at that closer and that this is only for the zone change. • Commissioner Babb asks if this is approved if that would invalidates the current approved plans. • Chair Huggins would like the notification buffer to go out to 600 feet. • Chair Huggins asks who asked all the questions on the public participation plan. • The applicant Randy Carter states that is was a homeowner in the close by neighborhood. • Chair Huggins states that moving forward with our 2040 vision big box stores are no longer going to be as desired. • Commissioner Yocum thinks this will have a positive influence on new retail. • Commissioner Sharpe wants to know the time frame on the previously approved plans. • Deputy Director Rodolfo Lopez informs the commission that the site plan was previously approved in 2008. • Vice Chair Sharpe points out that even though this was approved in 2008 the parcel is still empty. • Vice Chair Sharpe moves to approve Commissioner Irving Seconds. • Motion Passes 7-0
Agenda Item 4.2	<p>4.2 PUBLIC HEARING: Text Amendment, TXT 20-03 Temporary Signs: PUBLIC HEARING: A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa Zoning Code, Sec. 18.115.120 Temporary Signs. Discussion and Action.</p> <ul style="list-style-type: none"> • Deputy Director Rodolfo Lopez begins his presentation. • Chair Huggins Opens the public hearing at 6:55pm closes at 6:58pm

- Elizabeth Howell
- I am concerned that #4 on the existing code has been completely ignored in the proposed revisions.
- Barb Hausler
- A lot of elderly doesn't know how to work an app or cellular phone or computer. I haven't heard of any accidents due to signs, but a ton of accidents due to congested roadways.
- Elizabeth Howell
- How will the property owner advertise if he can only put one sign on his property and no directional signs further out?
- Commissioner Babb is concerned with removing the directional signs.
- Commissioner Babb feels strongly that we should allow these types of signs.
- Commissioner Babb would like the city to work on educating the community.
- Commissioner Frank states that if we are having trouble enforcing it now that we will not be able to enforce the new regulations.
- Commissioner Frank likes the app idea.
- Commissioner Irving supports the text amendment but the education part should come after.
- Vice Chair Sharpe asks why the contact info requirement was removed.
- Deputy Director Rodolfo Lopez said that since 2005 that portion was not enforced because there is no permit required for these signs.
- Vice Chair Sharpe wants use to work with the public and not be so restrictive and aggressive.
- Deputy Director Rodolfo Lopez stated that this has reached a point where we must be forceful.
- Commissioner Yocum would like to coordinate the HOA boards to educate property owners.
- Commissioner Hopkins does not agree on making the regulations stricter.
- Commissioner Hopkins also understands that this takes a long time for the city to clean up.
- Commissioner Hopkins suggests that permitting garage sales might be good.
- Chair Huggins does not want to restrict homeowners from selling every week.

	<ul style="list-style-type: none"> • Chair Huggins suggests that estate sales should also be included in this. • Chair Huggins would like to increase the number of allowed signs. • Commissioner Irving agrees that there needs to be some control • Commissioner Babb does not agree and believes that there should be fewer restrictions on this. • Commissioner Babb does not want to see this changed. • Vice Chair Sharpe motions for an executive session Commissioner Babb Seconds 7:19pm • Irving is opposed • Motion for executive session passes 6-1 • Commissioner Irving moves Vice Chair Sharpe seconds to end session motion pass 7-0 • Commissioner Babb motions to deny Commissioner Yocum seconds • Vice chair states that this is too restrictive. • Commissioner Irving is opposed to the denial • motion to deny passes 6-1
Agenda Item 4.3	<p>4.3 Staff Presentation: Update to the City's Single Family Residential Design Guidelines: City of Maricopa staff will present a proposal of a major update to the City's Single Family Residential Design Guidelines. Discussion Only.</p> <ul style="list-style-type: none"> • Senior Planner Byron Easton begins his presentation. • Commissioner Frank states that this is great and needed.
Agenda Item 5.0: <u>Report from Commission and/or Staff</u>	<ul style="list-style-type: none"> • Deputy Director Rodolfo Lopez updates the commission on future meetings. • Chair Huggins has questions how meetings at copper sky will work.
Agenda Item 6.0: <u>Executive Session</u>	There was no executive session.
Agenda Item 7.0: <u>Adjournment</u>	Vice Chair Sharpe motioned to adjourn the meeting at 742: p.m. Commissioner Babb seconded. Motion passed unanimously, 7 -0.



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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 24th of August 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of August, 2020
Peter Margoliner, Assistant Planner