

Planning and Zoning Commission Actions

Regular Meeting November 9, 2020

6:00 pm Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Monday, November 9, 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, Commissioner Babb, Vice Chair Sharpe. Commissioner Hopkins joins at 6:10pm City representatives present: Economic & Community Development Deputy Director Rodolfo Lopez, Assistant Planner Peter Margoliner, Council Member Henry Wade.
Call to the Public	There were no Speakers
Agenda Item 4.1: <u>Approval of Minutes</u>	<u>October 12, 2020:</u> Vice Chair Sharpe Moved to approve the Minutes from October 12, 2020 Planning and Zoning meeting Commissioner Yocum Seconded. Motion passed, 6-0.
Agenda Item 5.1:	<p>5.1 PUBLIC HEARING PAD20-05: A request by Sketch Architecture Company, on behalf of Maricopa Stonegate, LLC, to amend the Stonegate Planned Area Development (PAD) Ordinance 19-09, proposed modifications to the development land use plan, permitted uses, and development standards. The property is generally located at the northwest corner of Maricopa Casa Grande Highway and Stonegate Road. Discussion and Action.</p> <ul style="list-style-type: none"> • Deputy Director Rodolfo Lopez begins his presentation. • Chair Huggins opens the public hearing at 6:10pm • Chair Huggins closes the public hearing at 6:11pm • Randy with sketch architecture approaches the podium to address the commission. • Vice Chair Sharpe asks about the landscaping for the trail system. • Randy states that it will be compacted granite. • Vice Chair Sharpe asks about the infrastructure in the phasing plan. • Randy explains the phasing plan. • Chair Huggins asks about access to the site during phase 1. • Randy explains that they would go around to alan stephens road. • Commissioner Yocum asks about underground retention. • Randy explains that the underground storm water system saves space. • Commissioner Yocum thanks the developer for its presentation.

	<ul style="list-style-type: none"> • Commissioner Yocum motions to pass, Vice Chair Sharpe seconds. • Motion Passes 7-0
Agenda Item 5.2	<p>5.2 Development Review Permit (DRP) 20-11: A request by Heights Properties, LLP requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 5,400 square feet automotive service facility. Generally located west of the southwest corner of Edison Road and John Wayne Pkwy. Discussion and Action.</p> <ul style="list-style-type: none"> • Senior Planner Byron Easton begins his presentation. • Commissioner Irving has questions regarding the compatibility to the neighborhood. • Jim with Breaks Masters addressed the commission. He states that they expect to get a great customer base in Maricopa and that they have great relationships with discount tire and Sprouts. • Vice Chair Sharpe, address Commissioner Irving's question. • Vice Chair Sharpe asks about the removal of direct access of Culver's to Edison rd. • Deputy Director Rodolfo Lopez explains that this new entry will align with acacia crossings. • Commissioner Yocum comments on the saturation of car maintenance shops and he wishes the applicant well. • Commissioner Hopkins recognizes the need for this product in the city with so many cars in our city. • Vice Chair Sharp motions to pass, Commissioner Frank seconds. • Motion Passes 7-0.
Agenda Item 6.0: <u>Report from Commission and/or Staff</u>	<ul style="list-style-type: none"> • Deputy Director Rodolfo Lopez updates the commission on the next P&Z meeting
Agenda Item 7.0: <u>Executive Session</u>	There was no executive session.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Babb motioned to adjourn the meeting at 6:41 p.m. Vice Chair Sharpe seconded. Motion passed unanimously, 7 -0.

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 9th of November 2020. I further certify that the meeting was duly called and held and that a quorum was present.



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Dated this 9th day of November, 2020
Peter Margoliner, Assistant Planner