



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Commissioner Rachel Leffall
Commissioner Michael Sharpe
Commissioner James Irving
Commissioner Ted Yocum
Commissioner William Robertson
Commissioner Dan Frank
Commissioner Jim Hughes

Monday, January 9, 2023

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6:01 pm. by Chair, Yocum.

2. **Roll Call**

Present 6 - Commissioner Rachel Leffall, Commissioner James Irving, Commissioner Ted Yocum, Commissioner Jim Hughes, Commissioner William Robertson , and Commissioner Dan Frank

3. **Call to the Public**

There were no public comments.

4. **Minutes**

4.1 **[MIN 23-01](#)**

Approval of Minutes from the November 14, 2022 and the December 12, 2022 Planning and Zoning Commission meetings.

A motion was made that this Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

5.1 **[PZ 23-02](#)**

ELECTION OF OFFICERS: Discussion and possible action to elect a chair and vice-chair for the Planning and Zoning Commission for 2023. DISCUSSION AND ACTION.

Commissioner Yocum was appointed as Chair of the Commission and Commissioner Roberston was appointed as Vice-Chair.

5.2 **[SUB22-19](#)**

The Planning and Zoning Commission shall discuss and take action to approve Subdivision Case # SUB22-19, Elena Trails Preliminary Plat. DISCUSSION AND ACTION.

Derek Scheerer, Planner II, presented the details of item 5.2.

A motion was made by Commissioner Hughes, seconded by Commissioner

Robertson, that this Subdivision be Approved. The motion carried by a unanimous vote.

5.3 [SUB22-40](#)

A request by David Bohn of BFH Group requesting approval of the Villas at Stonegate subdivision preliminary plat to accommodate 293 owner-occupied townhomes on approximately 16.10 gross acres. The property is generally located at the southeast corner of Stonegate Road and Alan Stephens Parkway. DISCUSSION AND ACTION.

Byron Easton, Senior Planner, presented the details of item 5.3. Tena Dugan, Glennwilde resident, submitted a speaker card and expressed concerns about the lane design in the vicinity of the subject site and student safety. Discussion followed.

A motion was made by Commissioner Hughes, seconded by Commissioner Leffall, that this Subdivision be Approved. The motion carried by a unanimous vote.

5.4 [PAD22-15](#)

PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment, effectively rezoning approximately 308 acres of land from Hartman Ranch Planned Area Development (PAD) to Arden Trails PAD for the development of a single-family residential subdivision. The property is generally located at the southwest corner of Steen Road and the Anderson Road alignment. DISCUSSION AND ACTION.

Byron Easton, Senior Planner, presented the details of item 5.4. The public hearing opened at 6:45.

Scott Cole, submitted a speaker card. He spoke in support of the Arden Trails but expressed the following concerns: That they would split an existing PAD in half, questioned whether the traffic circulation plan in the existing PAD would work, and access to the property. He asked for clarification of the abandonment of the County section line and requested that the applicant include the Hartman family name. Discussion followed.

Nicole Gibson expressed concern with the infrastructure development of the project and the utilities surrounding her home. Discussion followed. The public hearing closed at 7:02 p.m.

A motion was made by Commissioner Hughes, seconded by Commissioner Robertson, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

5.5 [PZ 23-01](#)

PLANNING COMMISSION UPDATE: David McLeish, Special Projects Manager, will provide an update regarding a City initiated rezoning request for portions of land in a general area along N. John Wayne Pkwy. and W. Honeycutt Ave. DISCUSSION ONLY.

David McLeish, Special Projects Manager, presented the details of item 5.5. Discussion followed.

This item was presented.

6. Reports from Commission and/or Staff

Richard Williams gave a few updates. Next Planning and Zoning Commission meeting will be on January 23, 2023.

7. **Executive Session**

8. **Adjournment**

A motion was made by Commissioner James Irving, seconded by Commissioner Ted Yocum, to Adjourn at 7:13 p.m. The motion carried unanimously.