



# City of Maricopa

## Meeting Minutes - Final Planning & Zoning Commission

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Monday, October 23, 2023

6:00 PM

Council Chambers

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1. **Call To Order**

*The meeting was called to order at 6 p.m. Commissioner Irving gave the invocation and Commissioner Juarez led the Pledge of Allegiance.*

2. **Roll Call**

**Present** 6 - Commissioner James Irving, Commissioner Ted Yocum, Commissioner Jim Hughes, Commissioner James Singleton, Commissioner Alfonso Juarez III, and Commissioner William Robertson

3. **Call to the Public**

*There were no public comments.*

4. **Minutes**

*No minutes will be approved.*

5. **Regular Agenda**

5.1 **DRP 23-05**

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 RKA 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.

*Derek Scheerer, Planner II, presented the details of item 5.1.*

*Vice-Chair Robertson inquired on whether there is a timeline between phases 1 and 2 of the development. Scheerer clarified that no timeline was provided by the applicant.*

*Commissioner Hughes inquired whether the individual tenant spaces will meet size requirements and be adequate for the tenants. Scheerer clarified that 2,400 square-foot building will have a drive-thru, and the remainder of the buildings will range from 3,000 to 6,00 square feet in size.*

*Chair Yocum inquired on whether the City is aware on any potential tenants for this development. Scheerer clarified that the City is not knowledgeable on any potential tenants. Chair Yocum opened the public hearing.*

*Ernest Amponsah, from 18860 N. Maricopa Rd., expressed support for this project. He asked the developer to consider extending the sewer line toward the adjacent road in order to allow for a connection to his property.*

*Alex Hayes, with Withey Morris Baugh, on behalf of 20X Properties which adjacent to the south of the subject site, expressed opposition to the site plan as filed. Mr. Hayes expressed that the site plan does not consider existing roadway easements, which will impact the property to the south. Mr. Hayes clarified that 20X Properties has not received any notice of roadway abandonment. He further clarified that his party is not opposed to the development altogether, but does oppose the site plan as currently filed. Mr. Hayes requested the two property owners to communicate and reach a private resolution to the access concerns.*

*Chair Yocum closed the public hearing and asked the audience for any further comment on the item. No other speakers stepped forth. The item was conducted for discussion only.*

**The Presentation was heard.**

**5.2      [DRP 23-10](#)**

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 RCAA 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.

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

*Commissioner Irving mentioned that the developers should be aware of distancing from the nearby high school.*

*Chair Yocum asked the audience for any comment on the item. No speakers stepped forth. The item was conducted for discussion only.*

**The Presentation was heard.**

**5.3      [DRP 23-11](#)**

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.

*Rick Williams, Planning Manager, presented the details of item 5.3.*

*Vice-Chair Robertson asked to clarify whether this facility is served by a separate water system from the rest of the City. He inquired on whether the site has the capacity to serve emergency fire needs. Mr. Williams mentioned that the site is on a separate water system, and that Global Water has signed off on the proposal and the site's capacity to meet emergency fire needs.*

*Chair Yocum inquired on Global Water's efforts to run a water line toward the subject site, and if those efforts have been abandoned. Mr. Williams stated that the efforts*

*have not been abandoned, but cannot provide further details. Mr. Williams did also mention that the efforts to run a water line toward the subject site may be facilitated by the City recently obtaining control over SR-238. Further discussion followed. Chair Yocum clarified on the use of the proposed buildings, and whether or not individuals will be allowed to sleep and live in the units.*

*Chair Yocum asked the audience for any comment on the item. No speakers stepped forth. The item was conducted for discussion only.*

**The Presentation was heard.**

**5.4      [PZ 23-09](#)**

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.

*Richard Williams, Planning and Zoning Manager, presented the details of item 5.4. Commissioner Singleton asked for clarification on the private open space is being addressed at the moment. Singleton also asked for clarification on the mobile vendors, whether the vendors need a special event permit to operate in an HOA or a park. Mr. Williams mentioned that the Zoning Code allows for flexibility on the open space requirements, and that the City of Maricopa has a 20% open space requirements which exceeds most nearby municipalities. It was also mentioned that planning staff engages in conversations with developers to receive greater amenities in lieu of flexibility. Williams clarified that the operators are required to obtain a permit and obtain a separate owner authorization letter. Williams clarified that the Zoning Code's intent is to eliminate the commercial uses within a residential district, unless it is for a special event on an occasional basis.*

*Vice-Chair Robertson asked what the permit fee is for the mobile vendor permits. Mr. Williams clarified that it is around/at least \$100, and that the permits already have fees at the present day. Robertson asked for clarification on what Planned Area Development (PAD) means and the implications of the text change on the subject. Williams clarified that a PAD is a custom zoning district and set of development standards that is created for a unique development. A PAD would provide flexibility to unique developments when the current Zoning Code would not be adequate.*

*Commissioner Robertson asked for clarification on the future implementation of the plan, timelines, and funding for the plan. Rodolfo Lopez stated that City staff does require applicants and developers to contribute toward the plan when planned trails are located adjacent to their sites. It was also stated that the plan will allow for City leadership to set aside funding for portions of the trails plan that are not yet built. Chair Yocum clarified that the amendment allows for a Zoning Administrator to decide on open space matters and expressed support for the ability to be flexible on the requirements.*

*Commissioner Irving asked if there will now be no requirement on the size of a PAD. Williams clarified that PAD should be at a minimum of ten (10) acres, though sites less than this minimum may be considered on a case-by-case basis even if they are under five (5) acres as currently required. PAD requests under ten (10) acres in size will still need special consideration at the City Council level, and all other current PAD requirements will still be applied. Commissioner Irving asked for clarification on the proposed term limits and other discussions surrounding boards and commissions. Williams mentioned that the previous amendment from August of 2023 is still current, and that this amendment will only offer further clarification on the changes that were made.*

*Commissioner Hughes expressed support for providing flexibility needed to allow for unique developments within the City of Maricopa.*

*Commissioner Juarez asked why in-law relatives were not considered for the restrictions proposed on the nepotism regulations. Chair Yocum provided background on the restrictions placed to combat nepotism. Williams clarified that he will verify with the City's legal team, and will either bring back the subject on December 11th or reach back out to Commissioner Juarez via email.*

*Chair Yocum asked the audience for any further comment on the item. No other speakers stepped forth. The item was conducted for discussion only.*

**The Presentation was heard.**

**6. Reports from Commission and/or Staff**

*Richard Williams, Planning and Zoning Manager, stated that he is working on the process to appoint another Commissioner to fill the current vacancy. Williams stated that the next Planning and Zoning Commission meeting will be held on November 13, 2023 with a full agenda. The November 27, 2023 meeting will be cancelled. December 11, 2023 will be the final Planning and Zoning Commission meeting for the year.*

**7. Executive Session**

*No executive session was conducted.*

**8. Adjournment**

**A motion was made by Commissioner Jim Hughes, seconded by Commissioner James Irving, to Adjourn at 7:08 p.m. The motion carried unanimously.**