



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

Maricopa City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

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

Monday, January 22, 2024

6:00 PM

Council Chambers

1. **Call To Order**

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

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

Absent 1 - Commissioner Robert Brems

3. **Call to the Public**

There was no public comments.

4. **Minutes**

Commissioner Juarez made a motion to approve the minutes, seconded by Commissioner Irving. The motion passed unanimously.

4.1 **MIN 24-06**

Approval of Minutes from the December 11, 2023 Planning and Zoning Commission meeting.

A motion was made by Commissioner Juarez III, seconded by Commissioner Irving, that the Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

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.

Derek Scheerer, Planner II, presented the details of item 5.2, a preliminary plat request for Hartman Trails.

Commissioner Robertson inquired regarding the road improvements and on-street parking along the subdivision, and Derek Scheerer clarified.

Commissioner Irving requested clarification on the City's traffic plans for the east-west traffic. Civil Engineer Steve Kenna from the City of Maricopa gave a detailed explanation on the Engineering Division's review of the submitted Traffic Impact Analysis (TIA). Commissioner Irving stated that his concerns were addressed by the explanation.

One speaker card was submitted for this item. Scott Cole, an adjacent landowner to the east of the project, spoke regarding the item. S. Cole briefly expressed support for the preliminary plat request.

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

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.

Planner, Alexander Bosworth presented the details of item 5.3.

Commissioner Juarez asked if there were any provisions for hazmat mitigation, in the event of a hazardous substance leak. Chris Curiel, the applicant on behalf of Pinnacle Consulting, stated that there would be a backup generator on the site, which would be powered by diesel fuel and have the proper protections in place. Brief discussion followed.

Chair Yocum stated support for the choice of location for the stealth wireless facility.

A motion was made by Commissioner Robertson, seconded by Commissioner Juarez III, that this Conditional Use Permit be Approved. The motion carried by a unanimous vote.

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.

Planner II, Derek Scheerer presented the details of item 5.4.

Commissioner Juarez inquired about the lack of a sidewalk on the north side of the main development's street. Derek Scheerer clarified that sidewalks would be provided on the south side, and that proper connections were made with the residential development to the east. A brief discussion followed.

Randy Dodson, from the Province subdivision, inquired about the ingress-egress of the proposed development to the southeast. Derek Scheerer addressed the inquiry by explaining the proposed site circulation plan.

The Presentation was heard.

- 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.
- The Election of Officers was moved to the end of the agenda, after item 5.4.*
- Commissioner Juarez nominated Robertson for Chair, seconded by Juarez. Commissioner Irving nominated Yocum for Chair, seconded by Yocum. Robertson was appointed Chair of the Planning and Zoning Commission by a 3-2 vote.*
- Commissioner Irving nominated Juarez for Vice-Chair, seconded by Commissioner Juarez. Vice-Chair Robertson nominated Singleton for Vice-Chair, seconded by Singleton. Singleton was appointed Vice-Chair of the Planning and Zoning Commission by a 3-2 vote.*
- These appointments were made.**

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

Planning Manager, Richard Williams stated that the next Planning and Zoning Commission meeting would be held on February 26, 2024. The Transit Advisory Committee meeting would be held in March. Williams thanked Yocum for his service to the Commission, and welcomed Robertson and Singleton as the newly appointed Chair and Vice-Chair.

7. **Executive Session**

There was no executive session held.

8. **Adjournment**

A motion was made by Commissioner James Irving, seconded by Commissioner James Singleton, to Adjourn at 6:56 p.m. The motion carried unanimously.