City of Maricopa

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

Meeting Minutes - Final

Planning & Zoning Commission

Chair Robert Klob
Vice Chair Robert Brems
Commissioner Robert Rowe
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Chad Whittle
Commissioner Ted Yocum

Monday, July 27, 2026 | **6:00 PM** | **Council Chambers**

1. Call To Order

Chair Klob called the meeting to order at 6:02 PM. The invocation was led by Commissioner Yocum, and the Pledge of Allegiance was led by Commissioner Robertson.

2. Roll Call

Present 7 - Commissioner Robert Rowe, Commissioner Ted Yocum, Commissioner William Robertson , Commissioner Chad Whittle, Vice Chair Robert Brems, Chair Robert Klob, and Commissioner Maurice Thomas Jr.

3. Call to the Public

No members of the public approached the podium during the call to the public.

No speaker cards were provided by the public.

4. Minutes

4.1 MIN 26-45 The Commission shall approve the Minutes from the June 22, 2026, meeting.

The Commission reviewed the Minutes from the June 22, 2026, meeting. No comments or questions were raised.

Motion to approve the minutes was made by Vice Chair Brems and seconded by Commissioner Thomas. The motion carried unanimously.

5. Agenda and Public Hearings

5.1 CUP 26-02 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Conditional Use Permit application for an existing 99-foot-tall wireless facility. The subject property is located at 44870 W. Hathaway Ave., on the northwest corner of W. Hathaway Ave. and N. Condrey Ave. DISCUSSION AND ACTION.

Assistant Planner, James Kamstra, presented Case No. CUP 26-02, a Conditional Use Permit (CUP) request on behalf of Crafton Communications for Verizon Wireless. He stated the tower is owned by American Tower, and the underlying property is owned by G2 Partners LLC, located within the Maricopa Town Centre

shopping center at the northwest corner of W. Hathaway Avenue and N. Condrey Avenue.

Mr. Kamstra explained that this is considered a new CUP application, not a renewal, because Verizon's previous CUP — originally approved in 2013 for a five-year period — expired in 2018. He confirmed that the lapse was discovered when Verizon applied for a Zoning Permit to perform minor modifications to the tower, specifically the replacement of interior cabling. Mr. Kamstra noted that no changes to tower height, ground-mounted equipment, or the enclosure were proposed. He added that the tower also hosts two other carriers: T-Mobile and Dish Wireless.

Mr. Kamstra indicated that staff analyzed the application against the six findings required by the zoning ordinance and determined that it complied with all applicable zoning code and general plan requirements. He assured that public outreach was conducted as required, including a neighborhood meeting held on June 29 at the Maricopa Library & Cultural Center, which drew no attendees. Mr. Kamstra conveyed that staff received no opposition to the application and recommended approval subject to the conditions outlined in Exhibit A of the staff report.

During Commission discussion, Commissioner Robertson inquired whether there had been any documented violations under the previous CUP. Mr. Kamstra confirmed there were no known violations and that all prior conditions had been met. Commissioner Thomas asked about the significance of the 99-foot tower height, prompting Mr. Kamstra to clarify that the tower predated the City of Maricopa's zoning code — having been permitted under Pinal County jurisdiction around 1995 — and that the current City code limits new towers to 60–65 feet. Derek Scheerer, Senior Planner, further elaborated on the distinction between large macro cell towers and the smaller microcell installations increasingly seen on street light poles, explaining the respective coverage areas of each technology.

Commissioner Whittle confirmed with staff that any future modifications beyond the approved scope — such as a height increase — would require the applicant to return for additional permits. Commissioner Robertson noted that the CUP application was essentially prompted by staff's discovery of the expired permit during a routine Zoning Permit review, a sequence Mr. Kamstra confirmed.

Chair Klob noted that federal FCC rulings have curtailed municipalities' ability to regulate cell tower heights. He also asked staff to address the absence of stealth technology on the tower. Mr. Kamstra explained that while new towers are subject to stealth requirements, existing towers are not retroactively required to comply. However, staff noted that for CUP renewals and similar applications, they have routinely required applicants to improve screening — such as replacing chain-link fencing with CMU block walls — and to meet landscaping requirements around the enclosure perimeter.

The applicant was not present at the meeting.

Chair Klob opened the public comment portion for this item. Jameson Singleton, Maricopa resident, addressed the Commission, expressing concern that the CUP had been allowed to lapse for eight years without the City's awareness, and suggesting that staff should be more proactive in tracking permit expirations. He acknowledged the difficulty of mandating screening upgrades on a pre-existing structure.

Chair Klob closed the public comment portion and returned the matter to the Commission for action.

Motion to approve CUP 26-02 was made by Commissioner Yocum and

seconded by Vice Chair Brems. The motion carried unanimously.

5.2 PRES 26-14 The Planning and Zoning Commission will receive a presentation on the mid-year permitting status for the City of Maricopa, Planning and Zoning Division. Presentation and Discussion only.

Senior Planner, Derek Scheerer, presented the mid-year planning permits report on behalf of Planning and Zoning Division Manager Rick Williams. Mr. Scheerer summarized activity from January through June 2026 across four primary metrics.

Mr. Scheerer reported that planning staff conducted 609 total reviews in the first half of 2026, compared to 1,176 for all of 2025, showing the division is on track to match last year's volume. He explained that reviews include not only planning applications but also engineering, building safety, and roadway submittals with a planning component.

Mr. Scheerer noted that monthly planning application reviews for the second quarter were 122 in April, 91 in May, and 118 in June. He stated that 213 planning applications were submitted through June 2026, consistent with 2025's pace and approximately a 50% increase over 2024. Mr. Scheerer indicated that monthly submission totals for the second quarter were 27 in April, 37 in May, and 45 in June, reflecting the city's continued growth.

Mr. Scheerer mentioned that planning staff conducted 233 inspections year-to-date, aligning with the 443 inspections completed in all of 2025. He detailed that second-quarter inspection totals were 53 in April, 29 in May, and 63 in June, covering the verification of landscaping, parking, paving, building elevations, and signage on permits issued across building safety and engineering. He clarified that a certificate of occupancy cannot be issued until all reviewing agencies, including planning, engineering, building safety, and fire, have completed their inspections.

Mr. Scheerer reported that twelve development review permits have been approved in 2026, some initiated in 2025 and carried forward through the review cycle. He stated that one preliminary plat was approved for Hogenes Farms Phase 1, and nine final plats were approved, including those for Hogenes Farms Parcels 1, 2, and 3; Rancho Mirage; Anderson Farms; Legacy on Porter; and Maricopa Grand Professional Building No. 13 on Smith Enke Road.

Commissioner Robertson expressed appreciation for the report, noting that it provides useful context for understanding workload trends and offers transparency to the public. He requested that future reports also include data on construction permits issued for major commercial, retail, and industrial projects — information currently maintained by Building Safety — so that the Commission and public can track the status of high-profile developments. Chair Klob suggested using the Development Review Process (DRP) threshold of 5,000 square feet or larger as a filter for identifying reportable projects, while noting that bulk single-family home permits need not be individually tracked, though large subdivision plats would be of interest.

Mr. Scheerer indicated staff could pull the requested data from Building Safety and agreed to incorporate it into future reports. Commissioner Robertson suggested the report be presented on a quarterly basis rather than solely as a mid-year item, unless a significant uptick in activity warranted a more frequent update.

The presentation was heard.

6. Reports from Commission and/or Staff

Mr. Scheerer announced that the next Planning and Zoning Commission meeting is scheduled for Monday, August 24, 2026.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 6:32 PM.

Motion to adjourn was made by Commissioner Robertson and seconded by Vice Chair Brems. The motion carried unanimously.

Certification of the Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission of Maricopa, Arizona, held on the 27th day of July, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of August, 2026.

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James Kamstra
Assistant Planner