City of Maricopa

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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, August 24, 2026 | **6:00 PM** | **Council Chambers**

1. Call To Order

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

2. Roll Call

Present 6 - Commissioner Robert Rowe, Commissioner Ted Yocum, Commissioner William Robertson , Commissioner Chad Whittle, Vice Chair Robert Brems, and Chair Robert Klob

Absent 1 - 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 26-49** The Commission shall approve the Minutes from the July 27, 2026, meeting.

The Commission reviewed the Minutes from the July 27, 2026, meeting. No comments or questions were raised.

A motion to approve the Minutes from the July 27, 2026, meeting was made by Vice Chair Brems and seconded by Commissioner Ycoum. The motion carried unanimously.

5. Agenda and Public Hearings

5.1 **CUP25-02** PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Conditional Use Permit application for an existing 300-foot-tall wireless facility. The subject property is located at 20386 N. Murphy Rd., on the west side of N. Murphy Rd. DISCUSSION AND ACTION.

James Kamstra, Assistant Planner, presented case CUP 25-02 on behalf of the applicant, MMI Titan, representing the tower owner, Crown Castle. He outlined that the

request was for a Conditional Use Permit for an existing 300-foot-tall guy-wired wireless telecommunication facility located at 20386 North Murphy Road, encompassing approximately 0.92 acres at the northeast corner of the Trails at Tortosa subdivision. Mr. Kamstra explained that while existing CUPs were in place for the two co-located carriers — AT&T and Verizon Wireless — the city's zoning code also requires the tower owner itself to hold an active CUP, prompting this application.

Mr. Kamstra conveyed, as a part of this proposal, that the applicant committed to replacing the existing chain-link perimeter fence with an 8-foot-high vinyl fence to meet current screening and site security standards. He also stated that the applicant proposed to install landscaping along the west and south portions of the fence at a future date, either when an adjacent Trails at Tortosa parcel develops or when the CUP expires in five years, whichever comes first. Mr. Kamstra noted that all guy wires are anchored within the full subject property boundary, extending approximately 200 feet from the tower base, and are not confined within the fenced equipment area.

Mr. Kamstra clarified that project required two rounds of public notification after the item could not be heard at the prior month's meeting due to insufficient notice. He added that a neighborhood meeting was held with no public attendees, and one email inquiry was received from a Tortosa resident who was satisfied upon learning no new tower was being constructed.

Commissioner Robertson asked about the adequacy of a vinyl fence against weather events and confirmed that the guy wires, while extending outside the immediate fence enclosure, remain within the property boundary. Chair Klob inquired whether the guy wires posed any security concerns and whether the Police or Fire Department had raised any objections to the 8-foot fence. Staff confirmed no concerns had been raised by either department, noting the fence serves as both a security and screening measure.

Justin Robinson, representing MMI Titan, addressed the Commission briefly to confirm that all findings and conditions of approval had been reviewed and stipulated to.

No members of the public came forward to comment during the public hearing portion.

A motion to approve case CUP 25-02 as presented was made by Commissioner Yocum and seconded by Vice Chair Brems. The motion carried unanimously.

5.2 **ZON 26-04** PUBLIC HEARING: A request by the City of Maricopa to rezone three parcels of land that total ±0.90 acres, from the Pinal County General Rural (GR) and General Business (CB-2) zoning districts to the City of Maricopa Public Institutional (PI) zoning district, located at the northwest corner of West Mercado Street and North Main Street, specifically parcel numbers 510-26-048A, 510-26-048B, and 510-26-0490. DISCUSSION AND ACTION.

James Kamstra, Assistant Planner, presented this city-initiated rezone for three parcels totaling approximately 0.90 acres, owned by Nadeesha Wellala, located at the northwest corner of West Mercado Street and North Main Street. He explained that the subject parcels currently carry Pinal County General Rural (GR) and General Business (CB-2) zoning designations, and the proposed rezone would bring them into the City of Maricopa's Public Institutional (PI) zoning district.

Mr. Kamstra summarized the sequence of events leading to this application. In March 2026, he iterated that the applicant attended a pre-application meeting with the city expressing intent to open a food truck court. He mentioned that escrow on the property closed in May 2026. In July 2026, Mr. Kamstra highlighted that the city determined the

use of the Mixed-Use Heritage Overlay, which is required for food truck court operation, necessitated placement within a City of Maricopa zoning district. He added that because this requirement had not been communicated during the pre-application meeting, and since the parcels had previously been city-owned, the city initiated the rezone on the property owner's behalf. Mr. Kamstra mentioned that the General Plan land use designation for this area is Public Institutional, which constrained the available zoning options; neither a straight commercial nor a General Rural city designation would conform with that designation. Therefore, he conveyed that the applicant agreed to a down-zone to PI.

Mr. Kamstra acknowledged that the General Plan designation does not accurately reflect the city's long-term commercial vision for this area, but noted that the General Plan is currently in a blackout period prohibiting amendments. He ensured that a city-initiated General Plan amendment for this area is planned for January 2027. Mr. Kamstra also clarified that any future upzoning of the property would be the responsibility of the applicant, not the city.

In terms of operational parameters under the Mixed-Use Heritage Overlay and food truck court ordinance, staff explained that food trucks would be prohibited from using generators — electrical pedestals would be required — and that overnight parking or storage of trucks on the site would not be permitted. Mr. Kamstra stated that the site's sole vehicular access point was identified as West Stagecoach Lane, with no curb cuts permitted along Mercado Street or the Casa Grande Highway. He also shared that the property owner would be required to dustproof the lot, to provide on-site parking supplemented by available on-street parking, and to supply restroom facilities. He indicated that between five and eight food trucks were contemplated for the site, with spacing requirements set by the Fire Department. Mr. Kamstra detailed that a temporary use permit (TUP) would be required separately and evaluated on its own merits, at which time issues such as lighting, noise, and impacts on neighboring residences would be addressed.

Commission discussion reflected significant concern. Commissioner Whittle raised the issue of parking constraints in the immediate area and the potential for spillover into adjacent residential properties, drawing on a personal experience with parking conflicts in the vicinity. Commissioner Robertson stated he was uncomfortable with the pace of the application, expressing skepticism that necessary infrastructure such as electrical pedestals could be installed in time for the upcoming First Fridays event — scheduled to begin in October — which appeared to be driving the timeline. Commissioner Yocum voiced shared concerns about parking, traffic, and the adequacy of utilities including water, sewer, and refuse collection, while acknowledging those issues would be addressed at the TUP stage. Chair Klob expressed support for the general concept and location but shared concerns about site access and the impact of noise and activity on nearby residents, noting that only a chain-link fence currently separates the site from adjacent homes.

Two members of the public addressed the Commission. The first speaker, Tina Dugan, noted limited parking in the immediate vicinity, raised concerns about traffic impacts on neighboring residents who have long-standing ties to the area and may be unfamiliar with the public process, and expressed discomfort with fast-tracking a zoning change to accommodate a coming event. The second speaker, James Singleton, raised questions about whether the use of the Public Institutional zoning district as a vehicle to access the Mixed-Use Heritage Overlay constituted an improper application of the district, referencing the PI district's defined purposes. He also raised concerns about the potential for up to 12-plus hours of daily operation and the impact

on adjacent residents.

Following public comment, Mr. Kamstra reiterated that the General Plan amendment process would correct the current designation to more accurately reflect the commercial vision for the area.

Rick Williams, Planning and Zoning Manager, intervened to suggest that, given the volume of unanswered questions, the Commission might consider tabling the item rather than voting to approve or deny, allowing staff additional time to address the concerns raised.

A motion to table case ZON 26-04 for placement on a future agenda was made by Commissioner Yocum and seconded by Commissioner Whittle. The motion carried, with the following vote:

Aye, 5 - Commissioner Rowe,Commissioner Yocum,Commissioner Whittle,Vice Chair Brems, and Chair Klob

Nay, 1 - Commissioner Robertson

6. Reports from Commission and/or Staff

Rick Williams, Planning and Zoning Manager, advised the Commission that the next regularly scheduled meeting is September 28, 2026, and that several items are tracking for that agenda. He also noted that additional planning updates would be brought to the Commission at that time. He wished the Commission a safe Labor Day weekend.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 6:52 PM.

A motion to adjourn was made by Commissioner Whittle and seconded by Vice Chair Brems. The motion carried unanimously. The meeting was adjourned.

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 24th day of August, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of September, 2026.

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James Kamstra
Assistant Planner