



# 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

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Monday, May 9, 2022

6:00 PM

Council Chambers

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1. **Call To Order**

*The meeting was called to order at 6 p.m.*

2. **Roll Call**

*Rachel Leffall and Michael Sharpe were present telephonically.*

**Present** 7 - Linda Huggins, Commissioner Dan Frank, Commissioner Rachel Leffall, Michael Sharpe, Commissioner James Irving, Commissioner Ted Yocum, and Commissioner William Robertson

3. **Call to the Public**

*There were no public comments.*

4. **Minutes**

4.1 [MIN 22-21](#) Approval of Minutes from the March 28, 2022 Commission meeting.

**A motion was made by Commissioner Irving, seconded by Commissioner Frank, that these Minutes be Approved. The motion carried by a unanimous vote.**

5. **Agenda and Public Hearings**

5.1 [CUP 22-03](#) PUBLIC HEARING: A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate a wireless telecommunication facility on an existing cell tower. The site is generally located approximately one mile north of the northeast corner of N. Murphy Rd. and W. Honeycutt Rd. and just northwest of the Volkswagen facility. This project is considered an Eligible Facility Request, and falls under Section 6409 of the Spectrum Act. Discussion and Action

*Assistant Planner, Alexander Bosworth presented. The Public Hearing opened at 6:09 pm. There were no public comments. The Public Hearing closed at 6:09 pm. A motion was made by Commissioner Yocum, seconded by Commissioner Irving, to Approve. The motion carried by unanimous vote.*

5.2 [DRP 22-07](#) A request by Don Leake of Shelter Asset Management, on behalf of property owner El Dorado 27, LLC, for review and approval of Site Plan, Landscape Plan, Photometric Plan, and Elevation Plan for a proposed 536-unit multi-family residential development. Generally located just north of the northeast corner of N. Porter Road and Maricopa-Casa Grande Hwy. Discussion and Action.

*Planner II, Derek Scheerer presented. There were 7 Speakers:*

*All speakers spoke in opposition to the project. All expressed concerns regarding traffic, school zones, safety, and infrastructure issues. Applicant was present and presented, addressed some of the concerns. Discussion ensued.*

*A motion was made by Commissioner Yocum, seconded by Commissioner Irving, to Approve. The motion carried by unanimous vote.*

**5.3**      **SUB 21-38**

A request by the EPS Group Inc, on behalf of Lennar Homes, for approval of the Anderson Farms Phase 2A subdivision preliminary plat. The property is generally located south of the southeast corner of Bowlin Road and Hartman Road.  
DISCUSSION AND ACTION.

*Planning & Zoning Manager, Rick Williams presented. Discussion ensued.*

*A motion was made by Commissioner Irving, seconded by Commissioner Frank, to Approve. The motion carried by unanimous vote.*

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

*Rick Williams, Planning and Zoning manager announced there will be a meeting on May 23, 2022.*

**7.      Executive Session**

*There was no executive session.*

**8.      Adjournment**

**A motion was made by Michael Sharpe, seconded by Commissioner Dan Frank, to Adjourn at 7:33 p.m. The motion carried unanimously.**