



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, June 27, 2022

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6 p.m. There was an invocation followed by the Pledge of Allegiance.

2. **Roll Call**

Chair Sharpe and Commissioner Leffall 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**

No minutes presented at this meeting.

5. **Agenda and Public Hearings**

5.1 **CUP 22-01**

PUBLIC HEARING: A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate equipment onto an existing cell tower. The proposed modification will not increase the height of the existing monopole and will not expand the existing fenced compound area. The site is generally located west of the northwest corner of N. John Wayne Parkway and W. Hathaway Ave. and is within the Mixed-Use Heritage District. Discussion and Action.

The Public Hearing opened at 6:05 pm., following no public comments the Public Hearing closed at 6:05 pm.

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

5.2 **CUP 22-02**

PUBLIC HEARING: A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate equipment onto an existing cell tower. The proposed modification will not increase the height of the existing monopole and will not expand the existing fenced compound area. The site is located on City-owned property just southeast of the Copper Sky Recreation Complex. Discussion and Action.

The Public Hearing opened at 6:06 pm., after no public comments the Public Hearing closed at 6:06 pm.

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

5.3 [CUP 22-04](#)

PUBLIC HEARING: A request by Sender CC on behalf of Verizon Wireless to upgrade equipment on an existing wireless communications facility mounted on a ball field light. The proposed modification will not increase the height of the existing monopole and will not expand the existing walled compound area. The site is generally located west of the southwest corner of N. Porter Rd. and N. Alan Stephens Parkway. Discussion and Action.

The Public Hearing opened at 6:07 pm., after no public comment the Public Hearing closed at 6:07 pm.

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

5.4 [GPA 22-07](#)

PUBLIC HEARING: A request by the City of Maricopa to amend approximately 16.78 acres of the General Plan Future Land Use Map, more specifically, Pinal County parcel number 502-03-012M (portion thereof), from existing Public/Institutional (P) to High Density Residential (H) located south and east of the southeast corner of N. White and Parker Rd. and Lococo St. Discussion and Action.

Rodolfo Lopez, Director of Development Services requested to table this item due to a typo on the agenda language.

A motion was made by Commissioner Frank, seconded by Commissioner Robertson, that this General Plan Amendment be Tabled. The motion carried by a unanimous vote.

5.5 [ZON 22-02](#)

PUBLIC HEARING: A request by the City of Maricopa to rezone approximately 16.78 acres, more specifically, Pinal County parcel number 502-03-012M (portion thereof), from existing Transitional (TR) to High Density Residential (HR) located south and east of the southeast corner of N. White and Parker Rd. and Lococo St. Discussion and Action.

Rodolfo Lopez, Director of Development Services requested to table this item due to a typo on the agenda language.

A motion was made by Commissioner Irving, seconded by Commissioner Yocum, that this Rezoning be Tabled. The motion carried by a unanimous vote.

5.6 [DRP 22-01](#)

PUBLIC HEARING: A request by Stewart + Reindersma Architecture on behalf of Construction Solutions Company, requesting review and approval of Site, Landscape, Photometric and Elevation plans for a proposed 47,200 square-foot flex office shell building. Generally located on the northwest corner of West Edison Road and North Estrella Parkway. DISCUSSION AND ACTION.

Alexander Bosworth, Assistant Planner presented. The Public Hearing opened at 6:18 pm., after no public comments, the Public Hearing closed at 6:18 pm.

A motion was made by Commissioner Yocum, seconded by Commissioner Irving, that this Development Review Permit be Approved. The motion carried by a unanimous vote.

5.7 [TXT22-02](#)

PUBLIC HEARING: A request by the City of Maricopa for review and approval of a proposed Text amendment to the City of Maricopa Zoning Code, Sections 2.15 Rules of Order and Procedure, 18.60 Planned Area Development District, 18.140 Common

Procedures, 18.170 Amendments to the General Plan, 18.175 Amendments to the Zoning Map and Text; DISCUSSION AND ACTION.

Alexander Bosworth, Assistant Planner presented. The Public Hearing opened at 6:33 pm. after no public comments, the Public Hearing closed at 6:33 pm. A type was noted for correction.

A motion was made by Commissioner Yocum, seconded by Commissioner Frank, that this Text Amendment be Approved. The motion carried by a unanimous vote.

7. Reports from Commission and/or Staff

Rodolfo Lopez invited the Commissioners to attend the National Planning State Conference in the fall in August. He stated next meeting would be July 11th and another one on July 25th.

8. Executive Session

There was no executive session.

9. Adjournment

A motion was made by Commissioner Dan Frank, seconded by Commissioner Rachel Leffall, to Adjourn at 6:43 pm. The motion carried unanimously.