

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
JANUARY 19, 2017**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Vice-Chair Jeff Nelson, Commission Members Bill Louis, Jay Otlewski, Bryan Patterson, Mitchell Bolnick and Alternate Member Clay Allsop

Members Absent: Chair Leigh Strickman and Secretary Shawn Hutchinson

Others Present: Chris Jacques – Planning Director, Chris Lemka – Traffic Engineer, Adam Pruett - Planning Manager, Steve Burg – City Attorney, Melissa Sigmund – Principal Planner, Cody Gleason – Planner, Randy Proch – Planner and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Vice-Chair Nelson.

Call for speaker request forms.

Audience: 11

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “**C**” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absence of Commissioner Bill Louis from the Planning and Zoning Commission meeting held on December 15, 2016.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on December 15, 2016.

3C **Precision Fleet Services**

A request for a Conditional Use Permit (CUP) to allow the conversion of a 4.6 acre site, including an existing 81,662 square foot building, into an automotive

dealership. The operation would occur on a site zoned Light Industrial (I-1), located at 10857 N. 95th Avenue.

4C **CU16-0028: Peoria Kia**

A request for a Conditional Use Permit (CUP) to allow the remaining undeveloped portion of a multi-building office complex to be converted into a new vehicle storage lot for Peoria Kia. The site is located to the west of 88th Drive and south of Kelton Lane.

COMMISSION ACTION: Commissioner Louis moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Otlewski and upon vote, passed unanimously.

REGULAR AGENDA

5R **CU15-0015: Zion Ministries and Daycare**

A request for a Conditional Use Permit to allow a daycare center within a building used as a church located at 7643 W. Acoma Drive. The property is zoned Single-Family Residential (R1-18).

Staff report was presented by Mr. Randy Proch, Planner.

PUBLIC COMMENTS:

Mr. Rick Moore; the Architect for the applicant is in agreement with staff's recommendation. Mr. Moore stated although they are allowed to have 39 children in the daycare, they do not intend to have that many.

COMMISSION COMMENTS:

Commissioner Louis, inquired for clarification on condition #2 in the staff report stating the daycare shall not operate as an independent facility.

Mr. Proch stated with a daycare facility in a residential home, it does require a principal use to be present on the site. The daycare center can be allowed as a conditional use in conjunction with a principal use. The daycare center cannot be the principal use, the church is the principal use with which the daycare center can attach to.

Commissioner Bolnick asked how many kids had been enrolled historically since 2011 and how many are currently enrolled. Commissioner Bolnick also asked for clarification of primary use since it would seem the daycare is the primary use, not the church.

Mr. Proch stated the site is currently allowed to have 4 kids as an accessory daycare use. Mr. Proch said that the church is the primary use as it was first established and the focal point in the structure.

Ms. Madeleine Akers; the applicant, stated the daycare had 14-16 children when they were fully licensed.

Commissioner Otlewski expressed concern for parking if the facility maximum is 39 children.

Mr. Proch stated the current standard for daycare centers is 1 parking space per 400 sq ft of daycare space. According to the Peoria Zoning Ordinance, only 5 parking spaces are required.

Commissioner Patterson expressed concern for the maximum capacity and asked if the applicant be open to amending the number from a maximum of 39 to 20 children.

Mr. Jacques stated the Commission may add a stipulation limiting the number of children.

Commissioner Louis asked how the maximum number of children was calculated for the size of the daycare.

Mr. Proch stated the calculations are based upon a formula used by the Arizona Department of Health Services.

Commissioner Allsop asked if improvements to the bridge and fire hydrant would be completed before the license is approved.

Mr. Proch stated that all onsite improvements and interior would need to be done prior to the number raising above 4 children.

Vice-Chair Nelson asked what time Friday night prayer service is held and if there are other meetings held throughout the week that would interfere with the daycare hours.

Ms. Akers stated Friday night prayer service is at 7:00pm. There is a Tuesday night bible study and they are currently holding conference calls for the prayer service so a Friday night prayer service at the church is not needed.

COMMISSION ACTION: Commissioner Patterson moved to amend condition #4 in the staff report reducing the maximum number of children from 39 to 20. The motion was seconded by Commissioner Bolnick and upon vote, passed unanimously.

Commissioner Louis moved to approve Item 5R as amended. The motion was seconded by Commissioner Patterson and upon vote, carried unanimously.

6R **GPA16-0003: Assured Self Storage**

A request for a General Plan Amendment to change the General Plan Land Use designation for approximately 7.5 acres from Low Density Residential (2-5 du/ac, target of 3 du/ac) to Neighborhood Commercial to facilitate a mini-storage facility. The property is located northwest of the northwest corner of 85th Avenue and Northern Avenue, and more specifically described as Assessor's Parcel Numbers 142-33-238A.

Staff report for Items 6R and 7R were presented together by Mr. Cody Gleason, Planner.

COMMISSION COMMENTS:

Commissioner Otlewski asked about the height of the adjacent school.

Mr. Gleason stated he is not aware of the overall height but it is one story.

Commissioner Bolnick asked about the access from single family to the storage facility.

Mr. Gleason stated the access is for fire only.

Commissioner Louis asked what the buffer would look like and inquired about traffic for the storage unit.

Mr. Gleason stated that there will be open space and landscaping as outlined in the PAD with armadas, BBQ grills, trees etc. The storage facility itself is fully enclosed.

Mr. Chris Lemka stated from an engineer's standpoint, storage units are the lowest trip generators.

COMMISSION ACTION: Commissioner Louis moved to approve Item 6R GPA16-0003 Assured Self Storage. The motion was seconded by Commissioner Otlewski and upon vote, passed unanimously.

7R **Z16-0009: Assured Self Storage**

A request to rezone approximately 12.2 acres from Convenience Commercial (C-1) and General Agricultural (AG) to 8600 W. Northern Ave Planned Area Development (PAD). The proposed PAD would allow for mini-storage/boat & RV storage for approximately 7.5 acres of the development, and single family residential for the remaining approximately 4.7 acres. The property is located northwest of the northwest corner of 85th Avenue and Northern Avenue, and more specifically described as Assessor's Parcel Numbers 142-33-238A & 142-33-237C.

Staff report for Items 6R and 7R were presented together by Mr. Sean Allen, Senior Planner

COMMISSION COMMENTS:

Comments for 7R are listed under 6R

COMMISSION ACTION: Commissioner Louis moved to approve Z16-0009 Assured Self Storage. The motion was seconded by Commissioner Otlewski and upon vote, passed unanimously.

8R **Election of Officers**

Discussion and possible action to elect officers for the Planning and Zoning Commission for 2017.

COMMISSION ACTION: Commissioner Louis nominated Commissioner Shawn Hutchinson for Chair. The motion was seconded by Commissioner Bolnick and upon vote, passed unanimously.

Commissioner Louis nominated Commissioner Jeff Nelson for Vice-Chair. The motion was seconded by Commissioner Otlewski and upon vote, passed unanimously.

Commissioner Louis nominated Commissioner Jay Otlewski for Secretary. The motion was seconded by Commissioner Bolnick and upon vote, passed unanimously.

REPORT FROM STAFF:

Mr. Pruetz notified the Commission there are no meetings in February. The next meeting of the Planning & Zoning Commission is March 2, 2017.

Mr. Pruetz mentioned Commissioner Bolnick moved to a regular member of the commission and welcomed Commissioner Clay Allsop as an alternate member to the commission.

REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Vice-Chair Nelson asked if there was a date for the annual boards and commission appreciation event.

Mr. Burg stated it will be held on February 24th.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:35 p.m.

Shawn Hutchinson, Chair

Submitted by Della Ernest

Date

Date

DRAFT