

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MAY 18, 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 6:40 p.m.

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

Members Absent: Chair Shawn Hutchinson Commissioner and Leigh Strickman

Others Present: Chris Jacques – Planning Director, Adam Pruett – Planning Manager, Melissa Sigmund – Principal Planner, Sean Allen – Senior 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: 4

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 Commissioners Leigh Strickman and Alternate Member Clay Allsop from the Planning and Zoning Commission meeting held on April 20, 2017.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on April 20, 2017.

COMMISSION ACTION: Commissioner Louis moved to approve the Consent Agenda. The motion was seconded by Secretary Otlewski and upon vote, passed 4-0.

REGULAR AGENDA

3R **CU17-02: Drivetech Auto and Truck**

A public hearing was held to consider a request for a Conditional Use Permit (CUP) to allow an automotive service facility within an existing industrial warehouse suite located at 21469 N. 78th Avenue, Suite 150. The site is in the Deer Valley Service Center Planned Area Development (Z95-14A.4) zoning district.

The staff report was presented by Mr. Randy Proch, Planner.

COMMISSION COMMENTS:

None

COMMISSION ACTION: Commissioner Louis moved to approve Item 3R CU17-02 Drivetech Auto and Truck. The motion was seconded by Commissioner Patterson and upon vote, passed 4-0.

4R **GPA16-0005: Landmark on 67th**

A public hearing was held to consider a request for an amendment to the General Plan Land Use Map, changing the current designation from Medium Density Residential (8-15 du/acre, Target of 6 du/acre) to Medium-High Density Residential (8-15 du/acre, Target of 12 du/acre), for 4.55 acres, located north of the northwest corner of 67th and Olive Avenues.

The staff report was presented by Mr. Sean Allen, Senior Planner.

COMMISSION COMMENTS:

Secretary Otlewski commended the applicant's work on the layout and elevation of the proposed project.

COMMISSION ACTION: Secretary Otlewski moved to approve Item 4R GPA16-0005 Landmark on 67th. The motion was seconded by Commissioner Louis and upon vote, passed 4-0.

5R **Z16-0010: Landmark on 67th**

A public hearing was held to consider a request of approval to rezone 4.55 acres from Intermediate Commercial (C-2) to the Multi-Family Residential (RM-1) zoning district. The purpose is to facilitate construction of a multi-family residential apartment development, comprising 56 two-bedroom units with open

space amenities, located north of the northwest corner of 67th and Olive Avenues.

The staff report was presented by Mr. Sean Allen, Senior Planner.

COMMISSION COMMENTS:

Items 4R and 5R were presented together and comments for both are listed under item 4R.

COMMISSION ACTION: Commissioner Louis moved to approve Item 5R Z16-0010 Landmark on 67th. The motion was seconded by Commissioner Otlewski and upon vote, passed 4-0.

REPORT FROM STAFF:

Mr. Pruett notified the Commission of the next meeting on June 1, 2017.

Mr. Pruett mentioned the first of the General Plan workshops are complete and the 2nd workshop will be repeated three times on June 5th, 6th and 7th respectively at different locations.

Mr. Chris Jacques notified the Commission that Mr. Mitchell Bolnick tendered his resignation to serve on the Economic Development Advisory Board.

REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Secretary Otlewski commended Mr. Adam Pruett on his Peoria Leadership Institute presentation of the department and the Q and A with students.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:07 p.m.

Shawn Hutchinson, Chair

Submitted by Della Ernest

Date

Date