

PLANNING AND ZONING COMMISSION – Residency Required

Authority: City Code, Chapter 20, Section 3-36 and 3-37

Members: 7

Duties: The commission is responsible for recommending planning and zoning policies governing land use in Peoria. It also reviews and recommends approval of zoning codes and annual revisions to the City’s Comprehensive Master Plan.

Liaison: Chris Jacques / Planning and Community Development

Vacant
Reappointment

CURRENT MEMBERS

Name	District	Special Criteria	Appointed	Reappt'd	Reappt'd	Reappt'd	Reappt'd	Expiration
Cottrell, Nathan	Mesquite		3/5/2024					6/30/2026
Feiter, Anthony	Willow		08/13/2019	01/07/2020	11/15/2023			12/31/2025
VACANT (Was Konkowski)								
Gaynor, Emilio	Pine		2/11/2025					12/31/2026
Myers, Doug	Willow		11/14/2023					12/31/2025
Villasenor, Layla	Willow		02/08/2023	11/19/2024				6/30/2026
Waitman, Joysaphine	Pine		2/2/2021	02/08/2023	11/19/2024			6/30/2026

PLANNING AND ZONING COMMISSION - PENDING APPLICANTS

Application Date	Name	District	Qualification Summary
8/3/2023	Bruno, Jeff	Willow	<p>Interest: I am interested in this role, because I believe I can be opened minded to differing positions, ability to listen to both sides & make an educated decision in the best interests of the City moving forward. I hope to gain a more broad scope of being involved in the future of Peoria, that best serve all the residents.</p> <p>Qualifications/Experience: I am recently retired from municipal government (Fire) in Illinois where I worked for 29 years. I was deeply involved in the my previous community, and now currently sit on the Veterans Memorial Board, and am a recent graduate of the Peoria Leadership Institute (PLI), I believe my experience in serving on many committee's & boards in the past can bring forward a heightened level of commitment.</p> <p>Characteristics of Productive Member: Fair Minded & Impartial, Ability to listen, No preconceived agenda, Transparent Communications</p> <p>Contentious Agenda Item or Citizen: While reality is, you cannot make everyone happy; you have to make difficult decisions that may not align with those of the public, but best serve the City as a whole. Communicating with them upfront, and explaining your decision has been the best approach thus far. Having the public's input is an important factor in the equation, however; at the end of the day, it's what's best fit for the City & future of Peoria that will drive the decision.</p> <p>Major Land Use/Planning Opportunities/Challenges: Potential expansion is one opportunity, and proper utilization of the open land that is aligned with the City's Master Plan must be taken into consideration.</p>
8/1/2023	Alberte, Thomas	Mesquite	<p>Interest: Peoria is expanding at a rapid pace. It is important to have citizens on the commission who have a voice in making sure that Peoria's planning and zoning is in line with what the citizens and its government desire.</p> <p>Qualifications: I'm a Certified Public Accountant (State of WI but will be applying for a license in AZ) and am I licensed real estate agent (again in WI but will apply to transfer to AZ). At one point in my career I was the head of BDO's domestic (Large Public Accounting Firm) Site Selection and Incentives and Credits Group. In this role I helped many developers and companies work with state and local governments in site selection for their projects. I have in depth knowledge of state and local incentives that are used for economic development.</p> <p>Characteristics of productive member: The most important characteristics are: - to be a good listener (to both sides of an issue),- to be able to reduce complex issues into simple terms, and - to be open to compromise</p> <p>Contentious agenda item: Again, the best way to reconcile is be a good listener, which includes listening to all points of view. In the end any votes etc should be based on what is best for the citizens of Peoria.</p> <p>Biggest Challenge: I haven' lived in Peoria long enough to be able to completely answer this question. However, in my time here I can say that there are a few issues that stand out:- Overcrowding in schools,- Water usage availabililty,- Proposed expansion that might not be in the best interest of the citizens of Peoria. However, I will say the the opportunites in Peoria are incredible. The City has an opportunity over the next 10 years to really make this one of the best places to live in America. They just have to make sure it's done right.</p>

10/15/2023	Dejoy, Sydney	Mesquite	<p>Interest: I am interested in joining the Planning and Zoning Commission because I have been a resident of the Peoria area for many years. It has been a wonderful experience to see the city of Peoria grown and expand in such positive ways, and I would love to be an integral part of that team. While serving on the Planning and Zoning Commission, I hope to gain additional leadership experience, further develop my professional skillsets, and network with other professionals in the Peoria community.</p> <p>Qualifications: I currently serve as the Executive Board Secretary for a non-profit organization, meaning that I am responsible for creating, publishing, and maintaining meeting minutes. Additionally, I manage and organize various aspects of the meetings for the Executive Board team. Outside of serving on the board, I work in enterprise sales development and handle new business generation and communications within my designated territory. I have also obtained my Masters of Business Administration.</p> <p>Characteristics of a productive member: Characteristics of a productive member of the Planning and Zoning commission would include the ability to actively listen to community members and maintain an unbiased and fair perspective. Productive members should be personable towards both their fellow commission members and community members. Lastly, productive members should be both dependable and have high character.</p> <p>Contentious agenda item: Prior to my current role, I was an animal cruelty investigator. A significant amount of my time during investigations was spent de-escalating aggravated citizens. What I often found was that those individuals just needed to feel heard and have their concerns addressed. As a board member, I would handle these situations in a similar manner. Actively listen to their concerns, address their concerns, and proceed forward.</p> <p>Opportunities and challenges facing the City: Peoria has experienced a significant amount of growth over the past several years, both industrial and residential growth. As more and more people make the move to Peoria, land will continue to be developed. The city faces the challenge of handling and overcoming major zoning disputes. Major zoning disputes may arise between property developers, landowners, and current homeowners. Additionally, zoning may contribute to the state's housing affordability problem.</p>
3/27/2024	Reynoso, Yulissa	Pine	<p>Interest: I am deeply invested in serving the community where I have spent my entire life, and it's this personal connection that drives my interest in serving on this board or commission. Growing up in this community has given me a profound understanding of its strengths, challenges, and untapped potential. I am eager to contribute my skills, experience, and dedication to fostering positive change and improvement. By serving on this board or commission, I hope to be a catalyst for meaningful initiatives that address pressing issues, enhance the quality of life, and create opportunities for all members of our community. My ultimate goal is to see tangible improvements that positively impact the lives of those who call this community home.</p> <p>Qualification: As a current secretary board member of a non-profit organization dedicated to student success, I bring a wealth of relevant experience to this board or commission. My role has honed my organizational, administrative, and communication skills, ensuring smooth operation and documentation of board proceedings. Additionally, I have undergone training in governance, leadership, and non-profit management. My insights into educational challenges and my commitment to the organization's mission equip me to contribute effectively to discussions and decision-making processes.</p>
9/2/2024	Bowen, Jeremy	Mesquite	<p>Interests: Invested in building Peoria to be the envy of Arizona</p> <p>Qualifications: Law degree from UofA. Currently a Health Care Administrator CEO</p> <p>Characteristics: Leadership Active member Understand a goal/vision</p>
12/30/2024	Longest, Summer	Mesquite	<p>Interest: I would like to serve on this board or commission to help my community and to serve my fellow Peoria residents. I feel I will gain a lot of different knowledge and wisdom regarding city codes and regulations and I would love to gain a bigger understanding of how the city operates and functions.</p>

2/25/2025	Egea, Julie	Willow	<p>Interests: I am interested in serving on this board as I have worked in public safety for the last 30 years and I have seen the importance of being involved at the city government level. Being an active community member of Peoria, living here for the last 12 years, the future growth of Peoria is important to me and that the city grows in a responsible manner. I feel each community member has a responsibility and should have a voice in their city, especially one such as Peoria which has so much potential for positive growth in its future.</p> <p>I hope to gain an understanding of the future growth of our City, and help move Peoria forward with new innovative ideas while learning more about the operations of the local government.</p> <p>Qualifications: I have worked in law enforcement for the last 30 years in the City of Phoenix. During that time I have seen the importance of becoming involved in governmental operations at the city level. During my time in law enforcement, I have seen how critical it is to ensure the positive growth of a city to include grocery stores, affordable housing, and also develop the areas in a way to improve a safe community.</p> <p>I have worked closely with our Neighborhood Service Division, assisting in overseeing zoning and zoning violations, as well as worked with them on identifying "food deserts" in the west valley and ways to best accommodate our community. I have also worked closely with business owners in improving apartment complex structures to ensure a safer environment for the community.</p> <p>For further please see the attached resume</p> <p>Characteristics: I believe the characteristics of a productive member of this board is someone who is engaged, willing to listen and learn, and someone who cares about the growth and future of The City of Peoria. I also, believe a good characteristic is someone who can open their mind to the different neighborhoods within the city and identify what needs each different community requires.</p> <p>Balancing needs and desire - but willing tp make togh decisions</p> <p>I feel someone who can foster relationships and bring people together is important to bring resolutions to various items. Sitting on a board such as this one needs to be willing to make tough decisions, and be willing to look at what is needed in an area and balancing that with what is desired.</p> <p>Reconciliation: I have dealt with contentious issues and upset citizens my entire 30 years in law enforcement. Over the years, I have learned to give people a voice. Let them be heard. I have grown over the years to remain calm and patient and understand everyone has an opinion and wants their voice heard. Within the City Council in Phoenix, each member has a time limit to speak. I have seen people disrespect this rule, and the Mayor allowing it. This creates a perception of favoritism. I believe in holding the rules of the council, and giving each person their turn to speak, respecting their time and allowing others to speak as well according to the rules , and respond in a calm respectful manner.</p> <p>Planning opportunities: As a resident of Peoria for the last 12 years, some challenges I have observed is the lack of creativity in the use of our land, and the businesses we bring in lacking diversity. I travel a bit for my daughters soccer, and I see how creative other communities are and the diverse locally owned businesses other communities bring in. I live in Sonoran Mtn Ranch, and I am thankful for the development of 83rd and Happy Valley and the Lake Pleasant Parkway area, but I feel we can do better.</p> <p>Moving our city forward we need to create move higher paying employment, improve economic development and bring in high end retail to include high end apartments with a high end retail shops in order to promote Peoria.</p>
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