

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 2, 2023

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: Chair Tony Feiter, Vice-Chair Jeff Nelson, Secretary Joysaphine Waitman and Commissioner Clay Allsop

Members Absent: Commissioner Layla Villasenor

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Cody Gleason – Principal Planner, Michael Dynes – Assistant City Attorney and Della Ernest – Executive Assistant.

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 on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

1C Minutes

Discussion and possible action to approve the minutes of the August 17, 2023 meeting.

COMMISSION ACTION:

Commissioner Allsop moved to approve the consent agenda as presented. The motion was seconded by Secretary Waitman and upon vote, passed unanimously 4-0.

REGULAR AGENDA

New Business

2R Accessory Buildings: Text Amendment (TA23-01)

Discussion and possible action on a city-initiated Text Amendment to modify Section 21-202 "Definitions", Section 21-422, "Property Development Standards for Permitted Accessory Buildings", and Section 21-423 "Exceptions" of the Zoning Ordinance regarding accessory building regulations.

The staff report was presented by Ms. Lorie Dever, Planning Manager.

PUBLIC COMMENTS:

Mr. Shane Wendt, a resident, spoke in favor of the proposed text amendment.

COMMISSION COMMENTS:

Chair Feiter expressed concern for the proposed graduated setback methodology and the resulting minimum setbacks required.

Vice-Chair Nelson expressed concern about having accessory buildings eight (8) feet in height being intrusive to neighbors if they are located at the property line.

Mr. Jacques stated that a starting position in formulating the ordinance was to avoid creating non-conforming situations, as the current code already permits accessory buildings up to eight (8) feet in height along the property line. The intent was to simplify the methodology and create a graduated setback approach.

Commissioner Allsop asked what other municipalities are doing with the same type of ordinance update.

Ms. Dever stated valley-wide municipalities are inconsistent in regulating these types of buildings, with some communities already taking on the topic of Accessory Dwelling Units (ADU). Peoria is taking a more systematic approach by addressing accessory buildings first, as establishing ADU regulations have a number of policy implications that would need to be weighed by Council.

COMMISSION ACTION:

Vice-Chair Nelson moved to continue item 2R case TA23-01 to a study session at the December 7, 2023 meeting. The motion was seconded by Secretary Waitman and upon vote, passed unanimously 4-0.

3R Upcoming FY24-25 Zoning Code Amendments

Presentation and possible discussion on efforts to proactively reposition Zoning Ordinance regulations associated with commercial, employment, and home occupation businesses within Peoria.

This item was for discussion only. No action was taken.

The staff report was presented by Mr. Jacques and Ms. Dever.

Call to the Public (Non-Agenda Items): None

4R Reports from Staff

Mr. Jacques informed the Commission that City Council will be confirming appointments for two new members and staff will coordinate to have them seated at the December 7, 2023 meeting.

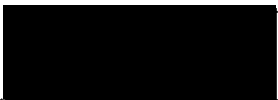
A. Upcoming Commission Meeting Dates

The next meetings are November 16 and December 7, 2023. The December 21st meeting is canceled.

Planning and Zoning Commission Updates and Report of Current Events:

Secretary Waitman shared with fellow Commissioners that she attended the 2023 State Planning Conference in August with members of the Planning Department staff.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:51pm.



Tony Feiter, Chair

12-7-23

Date



Submitted by Della Ernest

12-7-2023

Date