

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
OCTOBER 20, 2016**

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 Leigh Strickman, Vice-Chair Jeff Nelson, Secretary Shawn Hutchinson, Commission Members Bill Louis, Jay Otlewski and Bryan Patterson

Members Absent: Commissioner Nancy Golden and Alternate Member Mitchell Bolnick

Others Present: Chris Jacques – Planning Director, Cynthia Odom – Assistant City Attorney, Adam Pruett – Planning Manager, Melissa Sigmund – Principal Planner, Sean Allen – Senior Planner, Cody Gleason – Planner, Randy Proch – Planner and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Strickman.

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 the absence of Chair Leigh Strickman from the Planning and Zoning Commission special meeting held on September 29, 2016.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission special meeting held on September 29, 2016.

3C CU16-0008: Joe’s Auto

Discussion and possible action to consider a request for a Conditional Use Permit (CUP) to allow an automobile diagnostic and service establishment within

an existing commercial pad building. The site is located south of the southwest corner of 91st Avenue and Peoria Avenue.

4C **CU16-0023:**

Discussion and possible action to consider a request for a Conditional Use Permit (CUP) to allow a tire sales, repair, and mounting facility at an existing automotive repair business. The site is located north of the northwest corner of 96th Avenue and Peoria Avenue.

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

REGULAR AGENDA

5R **Francis and Sons Car Wash (Amendment)**

A public hearing was held to consider a request for a Conditional Use Permit to modify an existing full and self-service car wash through the addition of free-standing vacuum stations and a second pay station. The site is located at the northwest corner of 79th Avenue and Thunderbird.

Staff report was presented by Mr. Randy Proch, Planner

PUBLIC COMMENTS:

Mr. John Reddell; the applicant is in agreement with staff's recommendation

COMMISSION ACTION: Commissioner Patterson moved to approve item 5R. The motion was seconded by Commissioner Louis and upon vote, passed unanimously.

6R **Z16-0002: Townley Park Rezoning**

A public hearing was held to consider a city request to rezone 10.1 gross acres from General Agricultural (AG) to the Townley Park Planned Area Development (PAD), to allow for the creation of a gated single-family subdivision, consisting of 40 lots and open space amenities. The subject property is generally located on the southwest corner of 89th and Olive Avenues.

Staff report was presented by Mr. Sean Allen, Senior Planner

PUBLIC COMMENTS:

Ms. Carolyn Oberholtzer; on behalf of Garret Walker Homes, stated in addition to submitting this PAD, a preliminary plat has also been submitted and is in review.

COMMISSION COMMENTS:

Vice-Chair Nelson asked staff for clarification on the issue with connecting to the city's sewer lines. Vice-Chair Nelson asked who the target demographic of the proposed development would be.

Mr. Allen stated that because they cannot connect to the north through Olive due to a water line conflict, the only option is to go east to connect.

Ms. Oberholtzer stated the product has very different floor plans and elevations that appeal to a wide range of people. The proposed development will be gated and presents a different buyer profile that may be more discerning about the private amenities.

Commissioner Louis asked if there was any significance to Lot 1 being circled on the site plan.

Mr. Allen stated as he understands, there is no significance other than to mark a starting point for lot numbering of the plat.

Commissioner Patterson asked if staff looked at the need for a right hand turn lane, eastbound on Olive Avenue.

Mr. Allen stated a turn lane was looked at and staff determined it was not necessary.

COMMISSION ACTION: Commissioner Nelson moved to approve item 6R. The motion was seconded by Commissioner Louis and upon vote, passed unanimously.

REPORT FROM STAFF:

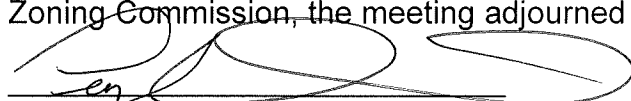
Mr. Pruetz notified the Commission of the next meeting of the Planning & Zoning Commission on November 17th. There is no meeting on November 3rd due to a lack of cases.

Mr. Chris Jacques informed the Commission of Ms. Cynthia Odom's retirement and this is her last meeting with the Commission. Mr. Jacques thanked Ms. Odom for her assistance throughout her time with the city and wished her well.

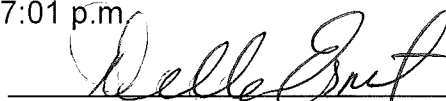
REPORTS FROM THE PLANNING AND ZONING COMMISSION:

None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:01 p.m.


Leigh Strickman, Chair

11-17-16
Date


Submitted by Della Ernest

11-17-16
Date