

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
OCTOBER 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: Chair Shawn Hutchinson, Vice-Chair Jeff Nelson, Secretary Jay Otlewski, Commissioner Clay Allsop, Commissioner Bill Louis and Commissioner Bryan Patterson

Members Absent: None

Others Present: Chris Jacques – Planning Director, Adam Pruett – Planning Manager, Lorie Dever – Senior Planner, Sean Allen – Senior Planner, Jennifer Fostino – Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Hutchinson

Call for speaker request forms.

Audience: 1

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 Authorization to Hold an Executive Session

Pursuant to A.R.S. 38-431.03.A.3:

Discussion and possible action authorize the holding of an Executive Session for the purpose of discussion or consultation with designated representatives of the public body and/or legal counsel in order to consider its position and instruct its representatives regarding:

- a. Advise, discussion, and instruction with legal counsel and staff regarding a potential zoning case and memorandum of understanding with Westward Ho Adventures regarding 10402 W. Old Carefree Highway.

2C **Disposition of Absence**

Discussion and possible action to approve/excuse the absences of Commissioners Bill Louis and Bryan Patterson from the Planning and Zoning Commission meeting held on September 21, 2017.

3C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 21, 2017.

4C **CU17-12: Starbucks Drive Through**

A request to obtain a Conditional Use Permit (CUP) for drive through service for a coffee shop. The subject property is vacant within the Arrowhead Commerce Center which is located east of the northeast corner of 83rd Avenue and Thunderbird Road.

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

REGULAR AGENDA

5R **Z17-10: Twin Palms HOA Zoning Stipulation Modification**

The Twin Palms dba: Villagio Estates Homeowner's Association requests to remove condition of approval #1, of case #Z98-18/Ord #99-24, of the approved Rezoning for the Twin Palms subdivision development. The removal of the condition would allow the HOA to remove the existing hard-surface pathway, located where Bloomfield Road and 82nd Lane converge, which connects Twin Palms with the subdivision directly north (Vineyards Lot 1-205).

Staff recommends item 5R be continued to the November 2, 2017 meeting of the Planning and Zoning Commission to allow for adequate noticing.

COMMISSION ACTION: Commissioner Allsop moved to continue item 5R to the November 2, 2017 meeting of the Planning and Zoning Commission. The motion was seconded by Commissioner Louis and upon vote, passed unanimously.

EXECUTIVE SESSION:

COMMISSION ACTION: Commissioner Louis moved to adjourn into Executive Session. The motion was seconded by Secretary Otlewski and upon vote,

passed unanimously. The Commission was in Executive Session from 6:36pm to 7:43pm.

Vice-Chair Nelson joined the meeting at 6:43pm.

COMMISSION ACTION: Chair Hutchinson reconvened the regular meeting at 7:43pm.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS:

None

UPDATES FROM STAFF:

Mr. Jacques notified the Commission of the upcoming Planning and Zoning Commission meetings, November 2, November 16th and December 7th (tentative).

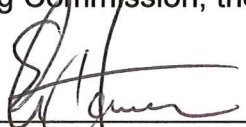
Mr. Jacques informed the Commission of a new bus line service that will take effect on Monday, October 23rd. The extension of route 83, starts at Camelback Road and travels north on 83rd Avenue to the Arrowhead Towne Center.

Mr. Jacques stated the Commission the Council Subcommittee on Boards and Commissions recently met and are recommending three individuals for appointment to the Planning and Zoning Commission. The appointments will go before City Council for ratification. Two of the three will be seated soon after ratification but the third will be seated in January.

UPDATES AND 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 7:45 p.m.



Shawn Hutchinson, Chair

Date

11/2/17



Submitted by Della Ernest

Date

11-2-17