

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 16, 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: Vice-Chair Jeff Nelson, Commissioner Clay Allsop, Commissioner Bill Louis and Commissioner Bryan Patterson

Members Absent: Chair Shawn Hutchinson and Secretary Jay Otlewski

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

Opening Statement: The Opening Statement was read by Vice-Chair Nelson

Call for speaker request forms.

Audience: 8

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 Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 2, 2017.

2C CU17-14: Fabio on Fire

A request to obtain a Conditional Use Permit (CUP) for an Outdoor Dining and Seating Area for an existing restaurant, Fabio on Fire. The site is located south of the southwest corner of Lake Pleasant Parkway and 83rd Avenue and is zoned Fletcher Heights Planned Area Development (PAD).

3C CU17-13: Native Grill & Wings Outdoor Dining Patio

A request to obtain a Conditional Use Permit (CUP) for an Outdoor Dining and Seating Area in conjunction with a new Native Grill & Wings restaurant, located on a commercial pad at 25279 N. Lake Pleasant Parkway.

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

REGULAR AGENDA

New Business

4R Z17-22: Cross of Glory Annexation – Initial Zoning

A public hearing was held to consider a request to apply initial zoning to a recently annexed 7.52 acre property from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43). The property is located south of the intersection of 101st Lane and Jomax Road

The staff report was presented by Ms. Jennifer Fostino.

COMMISSION COMMENTS: None

COMMISSION ACTION: Commissioner Patterson moved to approve item 4R Z17-22. The motion was seconded by Commissioner Allsop and upon vote, passed unanimously.

5R Z17-23: 71st & Thunderbird Annexation – Initial Zoning

A request to apply initial zoning to three parcels totaling 11/82 acres that were recently annexed from Maricopa County Residential Unit Plan Development (RUPD) to City of Peoria Planned Area Development (PAD). The property is located at the northwest corner of 71st Avenue and Thunderbird Road.

Staff recommends item 5R be continued to the December 7, 2017 meeting of the Planning and Zoning Commission.

COMMISSION ACTION: Commissioner Allsop moved to continue item 5R Z17-23 to the December 7, 2017 meeting. The motion was seconded by Commissioner Louis and upon vote, passed unanimously.

6R **Z17-19: Metzger Residence Rezone**

A public hearing was held to rezone approximately 1 acre from Suburban Ranch 43 (SR-43) to Single Family Residential (R1-35). No development is contemplated as part of this rezoning application. The property is located at 7423 W. Rowel Road.

The staff report was presented by Mr. Randy Proch.

COMMISSION COMMENTS:

Commissioner Louis asked why the applicant was requesting the rezone if no development is anticipated.

PUBLIC COMMENTS:

Mr. Jeremiah Metzger, the applicant stated that he is moving forward on planning out his backyard and needs to understand what his development standards will be for future construction on his lot, whether it be for a tool shed, ramada, or garage.

COMMISSION ACTION: Commissioner Louis moved to approve item 6R Z17-19. The motion was seconded by Commissioner Allsop and upon vote, passed unanimously.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS:

None

UPDATES FROM STAFF:

Mr. Adam Pruetz presented Commissioner Bill Louis and Ms. Leigh Strickman awards of appreciation for their service to the city and Planning Commission since 2005 and 2009 respectively.

Mr. Pruetz also notified the Commission of the next meeting of the Planning Commission on December 7, 2018.

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 6:53 p.m.



Shawn Hutchinson, Chair

12/7/17

Date



Submitted by Della Ernest

12-11-17

Date