

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY OF PEORIA COUNCIL CHAMBERS
OCTOBER 18, 2018**

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, Secretary Jay Otlewski, Commissioner Clay Allsop, Commissioner Linda Grice, Commissioner Joanna Conde and Commissioner Bryan Patterson

Members Absent: Chair Shawn Hutchinson

Others Present: Adam Pruett – Planning Manager, Lorie Dever – Principal Planner, Cody Gleason – Senior Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant

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

Call for speaker request forms.

Audience: 3

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/excuse the absence of Commissioner Patterson from the Planning and Zoning Commission meeting held on October 4, 2018.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 4, 2018.

COMMISSION ACTION: Commissioner Conde moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Otlewski and upon vote, passed 6-0.

REGULAR AGENDA

NEW BUSINESS

Vice-Chair Nelson recused himself from the Regular Agenda due to a potential conflict of interest. Secretary Otlewski chaired the remainder of the meeting.

3R Banner Physical Rehabilitation Hospital: Rezone (Z18-10)

A request to rezone approximately 6.84 acres from the existing Multi-family Residential zoning district to the Banner Rehabilitation Hospital Planned-Area Development zoning district. The site is located south of 94th Drive and Plaza Del Rio Boulevard. (Maricopa County Assessor parcel 200-80-990)

The staff report was presented by Mr. Cody Gleason, Senior Planner.

PUBLIC COMMENTS:

Mr. Sterling Margetts, for the applicant stated they are very excited to be part of Peoria.

COMMISSION COMMENTS:

Commissioner Patterson asked if the Flood Control District has any plans to develop the area to the south of the proposed project.

Mr. Gleason stated Flood Control District was one of the parties notified of the proposed development and staff has not received any input from them.

Commissioner Conde commented she was happy to see the area being developed and asked staff if the current building would be demolished.

Mr. Gleason stated it would be demolished to allow for building of the new facility.

Secretary Otlewski stated his appreciation of Banner Hospital choosing Peoria to build this project.

COMMISSION ACTION: Commissioner Conde moved to approve Z18-10 as presented. The motion was seconded by Commissioner Patterson and upon vote, passed 5-0.

Vice-Chair Nelson joined the meeting at the conclusion of the Regular Agenda.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

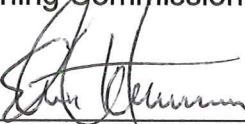
UPDATES FROM STAFF:

Ms. Lorie Dever, Principal Planner notified the Commission the next meeting on November 1st is offsite at the Rio Vista Recreation Center. The November 15th meeting will be held in Council Chambers.

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

11/1/18

Date



Submitted by Della Ernest

11-1-18

Date