PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
DECEMBER 13, 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 Linda Grice, Commissioner Joanna Conde, Commissioner Bryan Patterson and Alternate Commissioner Denette Dunn

Members Absent: Chair Shawn Hutchinson, Commissioner Clay Allsop

Others Present: Chris Jacques – Planning Director, Lorie Dever – Principal Planner, Sean Allen – Senior Planner, Jothi Beljan – Assistant City Attorney and Della Ernest – Executive Assistant

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

Call for speaker request forms.

Audience: 5

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 Chair Shawn Hutchinson from the Planning and Zoning Commission meeting held on November 15, 2018.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 15, 2018.

3C **Cactus Taproom Conditional Use Permit (CU18-07)**

A request to obtain a Conditional Use Permit to allow a Series 7 Liquor License (beer/wine bar with limited food service) for the *Cactus Taproom*. The business would be located within a 1,000 SF suite at 20429 N Lake Pleasant Road Suite 104 in the Ventana Lakes Village shopping center.

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

REGULAR AGENDA

NEW BUSINESS

4R **<u>71st Avenue Estates Rezone (Case Z18-06)</u>**

A request to rezone approximately 4.38 acres from Suburban Ranch (SR-43) to Single-Family Residential (R1-8) to facilitate the development of a nine (9) lot subdivision. The site is located north of the northeast corner of 71st Avenue and Happy Valley Road (along Celestine Drive).

The staff report was presented by Mr. Sean Allen, Senior Planner.

<u>PUBLIC COMMENTS:</u>
Mr. Greg Davis; with Iplan Consulting for the applicant stated he is in agreement with staff's recommendation.

Mr. Gary Green, a resident, asked if Celestine Drive would be widened with the influx of the nine new homes.

COMMISSION COMMENTS:

Secretary Otlewski commented that he is happy with this infill project.

Mr. Allen responded to Mr. Green's inquiry and that is there are no plans to widen Celestine Drive; however, the applicant is responsible for completing missing sidewalk links and extending utilities.

Commissioner Patterson asked if there will be an access dedicated on the southern border of the project to allow the residential unit at the southeast corner of the project access to 71st Avenue.

Mr. Allen stated there is an existing private driveway immediately to the south of the project that is part of and owned by the southeast parcel. That existing driveway provides the southeast parcel access to 71st Avenue.

COMMISSION ACTION: Secretary Otlewski moved to approve Z18-06 as presented. The motion was seconded by Commissioner Conde and upon vote, passed 5-0.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

UPDATES FROM STAFF:

Mr. Chris Jacques notified the Commission of the next meeting on January 17, 2019.

UPDATES AND REPORTS FROM THE PLANNING AND ZONING COMMISSION:
Secretary Otlewski noted he attended a Boards and Commission workshop and it was well received.

Commissioner Conde commented that she attended the same workshop with Secretary Otlewski and recognized staff's excellent work on keeping the Commission informed and presenting thorough reports.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:58 p.m.

Shawn Hutchinson, Chair	Submitted by Della Ernest
Date	Date