

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
OCTOBER 17, 2019**

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 Jeff Nelson, Vice-Chair Jay Otlewski, Secretary Bryan Patterson, Commissioner Clay Allsop, Commissioner Linda Grice and Alternate Commissioner Tony Feiter

Members Absent: Commissioner Joanna Conde and Commissioner Shawn Hutchinson

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Cody Gleason – Principal Planner, Amanda Beck – Planner and Della Ernest – Executive Assistant

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

Call for speaker request forms.

Audience: 6

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 October 3, 2019.

COMMISSION ACTION: Vice-Chair Otlewski moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Patterson and upon vote, passed 4-0.

REGULAR AGENDA

Commissioner Allsop arrived at the meeting.

UNFINISHED BUSINESS

2R **Administrative Relief: Zoning Text Amendment (TA19-02)**

A request to consider a city-initiated text amendment to Section 21-102 "Conflicting Regulations" and Section 21-324 known as "Administrative Relief" of the Zoning Ordinance.

The staff report was presented by Ms. Amanda Beck, Planner.

COMMISSION COMMENTS:

Vice-Chair Otlewski asked how many variances have been brought to the city.

Ms. Beck stated the City has received about 122 applications over a span of 30 years. Several were withdrawn and one is currently in limbo pending the outcome of this text amendment.

Commissioner Allsop asked if there was a conflict between a plat and the zoning. Would the zoning always prevail and can the text amendment in any way restrict the ability for the homeowner to use their property.

Mr. Jacques confirmed the zoning will always prevail. Without the text amendment, homeowners in certain subdivisions are restricted and need to ask for an administrative relief to develop their lot in accordance with the underlying zoning.

Secretary Patterson asked if staff presented the proposed changes to the Board of Adjustment.

Mr. Jacques stated that the process to consider changes to the code is to bring it before the Planning & Zoning Commission which then advises the City Council through a recommendation. The change would then bring the Board of Adjustment back to what their charge really is, which is to consider variances and appeals of interpretations from the Planning Director.

Commissioner Feiter asked if the text amendment is affecting HOA's rights.

Mr. Jacques stated that the proposed amendment does not change zoning or alter existing CC&R's.

PUBLIC COMMENTS:

Mr. Steve Howell, a resident of Citrus Gardens spoke in favor of the text amendment.

COMMISSION ACTION: Secretary Patterson moved to approve item 2R TA19-02 as presented. The motion was seconded by Vice-Chair Otlewski and upon vote, passed 5-0.

NEW BUSINESS

3R 2019 Major General Plan Amendment: PlanPeoriaAz General Plan (GPA19-03)

A city-initiated major amendment to the General Plan to comprehensively update the Peoria General Plan in preparation for voter ratification in the fall of 2020 and to ensure the plan remains consistent with overarching goals of the City.

The staff report was presented by Ms. Lorie Dever, Planning Manager.

COMMISSION COMMENTS:

Commissioner Allsop asked if the zoning changes from landowner's current zoning is changed by the update, do they have the option to be grandfathered to maintain what they were previously when they purchased the property.

Ms. Dever stated the general plan update does not change existing zoning. Rather the request is to modify the land use designation which then impacts any future request for a rezone. In no way does it impact existing zoning.

Secretary Patterson commented that major updates particularly in a high growth area like Peoria can be controversial and the fact that we aren't seeing any controversy in one of our public hearing really says a lot about the staff outreach and responsiveness to the stakeholders. Great job

Vice-Chair Otlewski commented that this has been a long process and it's been fun to watch. It is an amazing plan and looks forward to seeing it come to fruition.

Chair Nelson commented that growth is coming to this city whether we like it or not and you have to plan for it in a smart, thoughtful manner and this plan does that. Hats off to staff, Ms. Dever, the team, and special thanks to business owners, residents and property owners who have contributed to the process providing their feedback.

COMMISSION ACTION: Vice-Chair Otlewski moved to approve item 3R with the updated future land use map. The motion was seconded by Commissioner Allsop and upon vote, passed 5-0.

4R Project Update: Census 2020

Staff briefing and possible discussion regarding the City's efforts to work closely with the Census Bureau and its regional partners at MAG to promote the upcoming census.

COMMISSION COMMENTS:

Chair Nelson asked how the Commission can help the city ensure thorough participation.

Mr. Jacques stated assistance can be provided by participating on the City's Complete Count Committee and by helping to inform the public through various community interactions.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

5R Reports from Staff

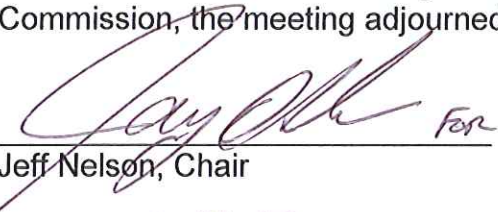
A. Upcoming Commission Meeting Dates

November 7th meeting will be held in City Council Chambers and
November 21st is canceled.

**PLANNING AND ZONING COMMISSION UPDATES AND REPORT OF CURRENT
EVENTS:**

None

ADJOURNMENT: There being no further business to come before the Planning and Zoning
Commission, the meeting adjourned at 7:46pm.



Jeff Nelson, Chair

Date



Submitted by Della Ernest

Date