

**Planning and Zoning Commission Actions**  
**Regular Meeting**  
**April 27, 2009**

<b>6:10 pm</b>	A regular meeting of the City of Maricopa Planning and Zoning Commission was held at the Global Water Center (22590 N. Powers Parkway – Maricopa, AZ 85238). The meeting was called to order at 6:10 pm.
<b>Call to Order</b>	Commissioners present were: Commissioners Tom Bradbury, Bruce Houghton, Dale Jones, Richard Reeves, Mike Robertson, Courtney Tyler and Henry Wade.
<b>Roll Call</b>	City representatives present were: Planning Manager Kazi Haque, Assistant Planner Victor Castillo, Planner II Eric Fitzer, Assistant Planner Rudy Lopez, Economic Development Manager Danielle Casey, Commission Liaison Councilman Carl Diedrich, City Attorney Tina Vannucci and Commission Secretary Julia Gusse.
<b>Invocation</b>	Commissioner Wade delivered the invocation.
<b>Pledge of Allegiance</b>	Commissioner Jones led meeting attendees in the pledge of allegiance.
<b>Call to the Public</b>	No one from the public came forward.
<b>Approval of Minutes</b>	Commissioner Houghton made a motion to approve agenda item 4.1, approval of the April 13, 2009 Planning and Zoning Commission Meeting Minutes. Commissioner Tyler seconded. Motion passed unanimously, 7-0.
<b>Agenda Item 5.1:</b>	<p><u>Public Hearing GPA 09.01:</u> Rose Law Group, PC on behalf of Amarillo Valley Properties, LLC is requesting a <b>Minor General Plan Amendment to the City of Maricopa General Plan Future Land Use Map</b>. This amendment is being requested for a change in General Plan Land Use designation of 29.51± acres from <b>Low Density Residential to Commercial</b> to facilitate future Commerce opportunities in this area. The site is located at the northwest corner of Century Road and Amarillo Road in the City of Maricopa's Planning Area. More specifically, the property is located in the east ½ of Section 13, Township 6 South, and Range 2 east, of the Gila and Salt River Base and Meridian, Pinal County, Arizona (Assessor Parcel Number's: 501-07-008B and 501-07-008A).  <b>Discussion and Action.</b></p> <p>Assistant Planner Victor Castillo presented Agenda Item 5.1.</p> <p>Commissioner Jones moved to receive and file new documents presented by Assistant Planner Victor Castillo.</p> <p>Commissioner Wade seconded. Motion passed unanimously, 7-0.</p> <p>Mr. Court Rich and Mr. Ben Maresca spoke on behalf of the Rose Law Group, PC and addressed the Commissioners questions in regards to Agenda Item 5.1.</p> <p>Chairman Reeves opened the Public Hearing; GPA 09.01. No one from the public came forward.</p> <p>Chairman Reeves closed the Public Hearing and moved onto discussion and action of GPA 09.01.</p>



	<p>Commissioner Jones moved to approve Agenda Item 5.1.</p> <p>Commissioner Robertson seconded. Motion passed unanimously, 7-0</p>
<b>Agenda Item 5.2:</b>	<p>The Commission shall receive submittal of the Redevelopment Plan for review and future recommendation as to conformity with the general plan for the development of the municipality as a whole, per ARS 36-1479, subsection D. <b><u>Discussion Only.</u></b></p> <p>Ms. Joy Mee and Mr. Keith Belden presented Agenda Item 5.2 on behalf of Morrison Maierle, Incorporated.</p> <p>Economic Development Manager Danielle Casey addressed the Commission in regards to Agenda Item 5.2.</p>
<b>Agenda Item 5.3:</b>	<p><b><u>Text Amendment TXT 09-01:</u></b> The City is seeking public input regarding a text amendment to Article 22, Sign Provision of the City of Maricopa Zoning Code. The proposed text amendment is consistent with the Goals and Objectives outlined in the City of Maricopa <u>General Plan Chapter II, A. Land Use Element: Goal 4: Objective e:</u> "Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations." <b><u>Discussion Only.</u></b></p> <p>Assistant Planner Rudy Lopez presented Agenda Item 5.3.</p>
<b>Agenda Item 5.4:</b>	<p><b><u>Special Planning Area:</u></b> Per the City of Maricopa voter approved <i>General Plan, II General Plan Elements, Special Planning Area</i>, four (4) areas have been designated as Special Planning Areas for multiple developments and redevelopment alternatives. <i>Seven Ranches Area</i> is one of them, and the General Plan supports consolidation of smaller parcels for more coordinated developments. The Seven Ranches Special Planning Area historically is a rural residential area, has been broken into smaller land parcels creating disincentive for orderly growth, and which hinder and create significant obstacles to coordinate any development other than low density residential. <b><u>Information Only.</u></b></p> <p>Planning Manager Kazi Haque presented Agenda Item 5.4.</p>
<b>Agenda Item 5.5:</b>	<p><b><u>May 25, 2009 Meeting:</u></b> The Commission shall discuss and possibly take action on cancelling or rescheduling the May 25<sup>th</sup> meeting due to the Memorial Day holiday on this date. <b><u>Discussion and Action.</u></b></p> <p>Planning Manager Kazi Haque presented Agenda Item 5.5.</p> <p>Commissioner Wade moved to reschedule the May 25<sup>th</sup> Meeting to May, 26, 2009.</p> <p>Commissioner Robertson seconded. Motion passed unanimously, 7-0.</p>



<b>Agenda Item 6.0:</b> <b><u>Report from</u></b> <b><u>Commission</u></b> <b><u>and/or Staff</u></b>	Planning Manager Kazi Haque indicated that there was no Report from Staff.
<b>Agenda Item 7.0:</b> <b><u>Executive Session</u></b>	There was no executive session.
<b>Agenda Item 8.0:</b> <b><u>Adjournment</u></b> <b>7:25 pm</b>	Commissioner Jones made a motion to adjourn the meeting at 7:25 pm. Commissioner Robertson seconded. Motion passed unanimously, 7-0.

I hereby certify that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission of the City of Maricopa held on the 27<sup>th</sup> day of April, 2009. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28<sup>th</sup> day of April, 2009

Julia Gusse, Secretary, Planning and Zoning Commission

