

Planning and Zoning Commission Meeting Minutes
March 9, 2009

6:01 PM Call to Order	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 6:01 pm.
Invocation	Commissioner Jones delivered the invocation.
Pledge of Allegiance	Commissioner Bradbury led meeting attendees in the pledge of allegiance.
Roll Call	Commissioners present were: Commissioners Tom Bradbury, Bruce Houghton, Dale Jones and Richard Reeves. City representatives present were: City Manager Kevin Evans, Planning Manager Kazi Haque, Assistant Planner Victor Castillo, Assistant Planner Rudy Lopez, Commission Liaison Councilman Carl Diedrich, City Attorney Tina Vannucci and Commission Secretary Julia Gusse.
Agenda Item 3.0: Call to the Public	No one from the Public came forward.
Agenda Item 4.0: Approval of Minutes	Commissioner Jones made a motion to approve agenda item 4.1, approval of the March 9, 2009 Planning and Zoning Commission Meeting Minutes. Commissioner Houghton seconded. Motion passed unanimously, 4-0.
Agenda Item 5.1:	<p>City Manager, Kevin Evans, addressed the Planning and Zoning Commission in regards to SGN 08.46; A request by Nadine Edwards for the Maricopa Business Barn for the review and approval of a Comprehensive Sign Plan (CSP). City Manager Kevin Evans explained the issues involved with the sign request; lack of communication and not the typical sign request. Discussed the attempted solution; expedite the process and waive fees. Concluded the life lessons learned; communication, pro-active with small businesses, and assure that all development codes are business friendly.</p> <p>Commissioner Houghton questioned the sequence of events.</p> <p>City Manager Kevin Evans explained the sequence of events and stated that there had been an agreeable solution. Stated that the original request was inconsistent because it showed the building taller than its actual height.</p> <p>Commissioner Houghton questioned why the Commission was approving something that has already been installed.</p> <p>City Manager Kevin Evans apologized for the lack of communication.</p> <p>Commission Chair Reeves stated that the Commission's desire was not to hinder development of local businesses. Stated that the Commission was blindsided when they saw the signs were installed and felt that their efforts were nullified.</p> <p>City Manager Kevin Evans stated that he understood the situation and this was their attempt to sort it out.</p>

<p>Agenda Item 5.1: <u>SGN 08.46</u></p>	<p><u>SGN 08.46:</u> A request by Nadine Edwards for the Maricopa Business Barn for the review and approval of a Comprehensive Sign Plan (CSP). This CSP outlines signage request for two (2) multi-tenant wall signs to be located on the north and south side exterior walls of the Maricopa Business Barn. The building is located at 19428 N John Wayne Parkway, generally south of the Union Pacific Railroad and north of Edwards Avenue. <u>Discussion and Action.</u></p> <p>Commissioner Jones removed himself from the agenda topic due to a conflict of interest.</p> <p>Assistant Planner Rudy Lopez presented the Comprehensive Sign Plan (CSP) agenda item.</p> <p>Commissioner Houghton questioned the grandfather clause for this business and what the regulations were for the signs.</p> <p>Assistant Planner Rudy Lopez indicated that Pinal County did not have regulations for CSP and the City incorporated the sign codes.</p> <p>Commissioner Houghton questioned which codes apply to this site.</p> <p>Assistant Planner Rudy Lopez indicated that Pinal County's.</p> <p>Commissioner Houghton questioned that under Pinal County's code, must they come to the Commission and what triggered the Applicant to come into the City with request.</p> <p>Planning Manager Kazi Haque stated that Maricopa Business Barn is considered a legal non-conforming, which was approved in the County before the time of Incorporation.</p> <p>The Applicant, Nadine Edwards, stated that this process has taken over two years.</p> <p>Commission Chair Reeves questioned if the multi-tenants within one building fell into a CSP.</p> <p>Planning Manager Kazi Haque stated that this was correct and indicated that if the Commissioners desired an additional stipulation could be included to allow signage if more tenants occupy the building.</p> <p>Commissioner Houghton questioned if the revised CSP under their review was based on the current signing.</p> <p>Assistant Planner Rudy Lopez indicated that it was.</p> <p>Commissioner Houghton moved to approve Agenda Item 5.2.</p> <p>Commissioner Bradbury seconded. Motion passed unanimously, 3-0.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Commissioner Jones re-joined the Commission.</p> <p>Planning Manager Kazi Haque discussed; the upcoming training through the Sonoran Institute, the Planning Journal ordered and received for the Commissioner's, the Economic Redevelopment Meeting to be held on Monday, March 16, 2009 and the progress of the in-house re-write of the zoning ordinances.</p>



	<p>Councilman Diedrich informed the Commission of his upcoming trip to Washington D.C. and his panel participation, indicated that he would update the Commission on this item at the following meeting.</p> <p>Commissioner Jones requested clarification from the City Attorney regarding the Commission taking action with only three Commissioners.</p> <p>City Attorney, Tina Vannucci stated that a quorum of four Commissioners is required to open a meeting and the Commission can still act without the quorum of four; three Commissioners in this case.</p>
<u>Agenda Item 7.0:</u> <u>Executive Session</u>	The Commission did not go into Executive Session.
<u>Agenda Item 8.0:</u> <u>Adjournment</u>	Commissioner Jones made a motion to adjourn the meeting at 6:51 pm.
6:51 p.m.	Commissioner Bradbury seconded. Motion passed unanimously, 4-0.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Maricopa Planning and Zoning Commission held on the 9th day of March, 2009. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of March, 2009.

 Julia Gusse, Secretary, Planning and Zoning Commission