

## Planning and Zoning Commission Minutes

### Regular Meeting

**May 26, 2009**

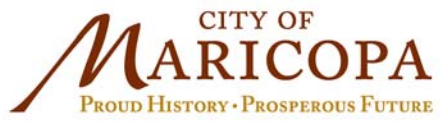
<b>5:57 pm Call to Order</b>	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Tuesday, May 26, 2009 at the Global Water Center (22590 N. Powers Parkway – Maricopa, AZ 85238). The meeting was called to order at 5:57 pm.
<b>Invocation</b>	Commissioner Houghton delivered the invocation.
<b>Pledge of Allegiance</b>	Commissioner Jones led meeting attendees in the Pledge of Allegiance.
<b>Roll Call</b>	<p>Commissioners present were: Commissioners Tom Bradbury, Bruce Houghton, Dale Jones, Richard Reeves, Mike Robertson, and Henry Wade. Commissioner Tyler arrived at 6:02 pm.</p> <p>City representatives present were: Planning Manager Kazi Haque, Planner II Eric Fitzer, Assistant Planner Rudy Lopez, Economic Development Manager Danielle Casey, City Attorney Tina Vannucci and Administrative Assistant II Erin Garcia.</p>
<b>Agenda Item 3.0: Call to the Public</b>	No one from the public came forward.
<b>Agenda Item 4.0: Approval of Minutes</b>	Commissioner Houghton made a motion to approve agenda item 4.1, approval of the April 27, 2009 Planning and Zoning Commission Meeting Minutes. Commissioner Robertson seconded. Motion passed unanimously, 6-0.
<b>Agenda Item 5.1:</b>	<p>Joy Mee, Planning Strategies, and Keith Belden, Morrison Maierle, through Economic Development Manager Danielle Casey are requesting review by the City of Maricopa Planning and Zoning Commission of the proposed City of Maricopa Redevelopment Area Plan (RAP) in regards to the Conformity of the Proposed Redevelopment Area Plan (RAP) with the City of Maricopa General Plan per ARS § 36-1479 Subsection D. Discussion and Action.</p> <p>Planner II Eric Fitzer presented Agenda Item 5.1</p> <p>Chairman Reeves thanked all involved in preparing the Redevelopment Area Plan, and stated that it has been very helpful in illuminating answers to questions.</p> <p>Commissioner Houghton thanked everyone involved in the Plan, and added his hope that the Redevelopment Area will be a place where residents and visitors will look forward to gathering and enjoying; however, proposed railroad overpass at SR-347 seems incompatible with a pedestrian-friendly gathering place. Would like Council and Staff to look at alternatives, such as a SR-347 bypass, to move high-volume traffic away from downtown area.</p> <p>Planner II Eric Fitzer indicated that Staff is looking at alternatives, such as a reroute and the Hidden Valley Study.</p> <p>Commissioner Houghton remarked that the railroad (Amtrak, for example) can be positive. Area needs to remain pedestrian-friendly or traffic will detract from the area. Downtown Chandler is good example of a pedestrian-friendly downtown.</p>

	<p>Commissioner Wade stated that traffic can contribute to the economic stability of an area - if designed so as not to be restrictive. Downtown Scottsdale has benefitted from the traffic; do not want to lose sight of possibility that much of the traffic travels through downtown Scottsdale because of the activities and goings on.</p> <p>Commissioners Houghton and Wade agreed that further analysis of downtown Scottsdale bypass are needed to determine if bypass has been beneficial or detrimental.</p> <p>Commissioner Robertson indicated that the current issue at hand is whether the Redevelopment Area Plan meets with the General Plan requirements.</p> <p>Commissioner Tyler thanked everyone involved in the Redevelopment Area Plan revisions and commented that it is much more clear and easy to understand. Stated that Page 8, Goal 3, Objective a, should read “Design recommendations are proposed...” rather than “Design guidelines are proposed...”</p> <p>Ms. Joy Mee responded that this is addressed on Page 54. Plan is only a guideline until adopted and wanted to be sure that there was no confusion in this respect.</p> <p>Commissioner Bradbury commented that current zoning laws must be revised; current zoning laws are antiquated.</p> <p>Commissioner Jones indicated that Staff is working on zoning revisions.</p> <p>Commissioners expressed thanks to the planning staff and consultants for the work on the study.</p> <p>Commissioners expressed gratitude to departing City staff members, Planning and Zoning Secretary Julia Gusse and Assistant Planner Victor Castillo.</p> <p><b>MOTION</b>          Commissioner Jones moved to approve Agenda Item 5.1, seconded by Commissioner Wade. Motion passed unanimously, 7-0.</p>
<p><b><u>Agenda Item 6.0:</u></b>  <b><u>Report from</u></b>  <b><u>Commission</u></b>  <b><u>and/or Staff</u></b></p>	<p>Planning Manager Kazi Haque discussed (TXT) 09-02, a request for a Text Amendment to Article 22 – “Sign Provisions” Section 2207 Community Kiosk Signs, to allow commercial developments, local businesses, and not-for-profit agencies to be included in the existing City of Maricopa Kiosk Program.</p>
<p><b><u>Agenda Item 7.0:</u></b>  <b><u>Executive Session</u></b></p>	<p>There was no executive session.</p>
<p><b><u>Agenda Item 8.0:</u></b>  <b><u>Adjournment</u></b>  <b>6:24 p.m.</b></p>	<p>Commissioner Tyler made a motion to adjourn the meeting at 6:24 pm. Commissioner Wade seconded. Motion passed unanimously, 7-0.</p>

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 held on the 26<sup>th</sup> of May, 2009. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4<sup>th</sup> day of June, 2009.

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