

Planning and Zoning Commission Minutes

Regular Meeting

June 22, 2009

6:02 pm Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Monday, June 22, 2009 at the Global Water Center (22590 N. Powers Parkway, Maricopa, AZ 85238). The meeting was called to order at 6:02 pm.
Invocation	Commissioner Robertson delivered the invocation.
Pledge of Allegiance	Chairman Reeves led meeting attendees in the Pledge of Allegiance.
Roll Call	Commissioners present were: Commissioners Rich Reeves, Tom Bradbury, Bruce Houghton, Mike Robertson, and Courtney Tyler. City representatives present were: Planning Manager Kazi Haque, Assistant Planner Rudy Lopez, Commission Liaison Councilmember Carl Diedrich, City Attorney Tina Vannucci, and Administrative Assistant II Erin Garcia.
Agenda Item 3.0: Call to the Public	No one from the public came forward.
Agenda Item 4.0: Approval of Minutes	Commissioner Houghton made a motion to approve agenda item 4.1, approval of the June 8, 2009 Planning and Zoning Commission Meeting Minutes. Commissioner Tyler seconded. Motion passed unanimously, 5-0.
Agenda Item 5.1:	<p>Public Hearing: The City of Maricopa is initiating a change in zoning from County to Municipal Zoning (ZON09-03) for all properties within the recently completed Annexation 07-01 as approved by the City Council with Ordinance 08-05. Discussion</p> <p>Commissioner Tom Bradbury recused himself from discussion regarding matters related to the annexation area due to conflict of interest.</p> <p>Planning Manager Kazi Haque presented Agenda Item 5.1, and requested that the Public Hearing be continued to the July 13 meeting to ensure that all interested parties have the opportunity to attend if interested.</p> <p>Chairman Reeves asked if anyone wished to address the Commission for this Public Hearing.</p> <p>Resident Carol Shaw asked for clarification of the process differences resulting from the County to Municipal Zoning change.</p> <p>Planning Manager Kazi Haque explained that the City incorporated all of the zoning that the County had. Everything will be the same, except for the County's "Special Use Permit", which is called a "Conditional Use Permit" by the City. All current zoning will remain unchanged, and any changes can only be initiated by the land owners. The change from County to Municipal zoning will allow the City to be able to enforce its ordinances.</p> <p>Chairman Reeves asked if anybody else wished to address the Commission; nobody else came forward, and the Public Hearing was continued to the July 13, 2009 Planning and Zoning Commission Meeting.</p>

<p><u>Agenda Item 6.0:</u> <u>Report from</u> <u>Commission</u> <u>and/or Staff</u></p>	<p>Planning Manager Kazi Haque discussed revised contact list and project list which were previously requested by Commissioners and included in packets. New system, LIS, has been used by Staff for the past year and a half, and will allow Staff to provide updated project lists and reports quarterly, if desired, and that the format can be changed if the Commissioners would like. Additionally, provided letters for departing Staff members Julia Gusse and Victor Castillo, for Chairman Reeves' signature and Commissioners' review.</p> <p>Commission Liaison Councilmember Carl Diedrich reported on Council Steering Committee meeting in Kansas City. Majority of meeting discussed topics very germane to planning and zoning, including form-based codes, which allow multiple zoning uses and promote a much more urban feel than Euclidian zoning does. This will help us develop a sense of place, especially in the redevelopment district. Form-based codes will promote a more pedestrian-friendly environment. Should be used in areas that are high-density mixed-use areas. Also met with retailers and developers; lack of financing opportunities have caused developers to place plans on hold and to look for communities who can get creative to bring in businesses. Retail is high-risk, and banks aren't willing to lend to take the risk. Finally, discussed citizen engagement in the urban planning process.</p>
<p><u>Agenda Item 7.0:</u> <u>Executive Session</u></p>	<p>There was no executive session.</p>
<p><u>Agenda Item 8.0:</u> <u>Adjournment</u></p>	<p>Commissioner Tyler made a motion to adjourn the meeting at 7:15 pm. Commissioner Bradbury seconded.</p> <p>AYES: Chairman Rich Reeves, Commissioner Tom Bradbury, Commissioner Bruce Houghton, Commissioner Mike Robertson and Commissioner Courtney Tyler</p> <p>NAYES: None.</p> <p>Motion passed unanimously, 5-0.</p>

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission held on the 8th day of June, 2009. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8th day of July, 2009.

Erin Garcia, Administrative Assistant II, for Planning and Zoning Commission