

**BOARD OF ADJUSTMENT MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
SEPTEMBER 27, 2011**

A **Special Meeting** of the Board of Adjustment of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 5:30 p.m.

Members Present: Chairman Brandon Squire, Vice Chairman Leonard Spraker, and Board Members Russ Conway, Kevin Kadlec, and Karen McDaniel.

Members Absent: Alternate Shelby Duplessis.

Others Present: Steve Burg – Assistant City Attorney, Michael Dynes - Assistant City Prosecutor, Adam Pruet – Senior Planner, and Bev Parcels - Planning Assistant.

Opening Statement: None

Final call for speaker request forms.

Audience: Two

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 Board of Adjustment, and were enacted by one motion

1C DISPOSITION OF ABSENCE: Discussion and possible action to approve/excuse the absence of Board Members Kevin Kadlec, Karen McDaniel, and Alternate Shelby Duplessis from the September 13, 2011 meeting.

2C MINUTES: Discussion and possible action to approve the minutes of the Regular Meeting held September 13, 2011.

Board Action: Board Member Conway moved to approve the Consent Agenda. The motion was seconded by Vice Chairman Spraker and upon vote, the motion carried unanimously.

REGULAR AGENDA

UNFINISHED BUSINESS:

3R PUBLIC HEARING: RE: Variance from required building setbacks from the west property line.

PUBLIC HEARING – V11-0001: Evergreen Devco, Inc. on behalf of Quiktrip Corporation requested a variance from *Section 14-9-5.b Limitation on Use: No part of any building, canopy, fuel dispenser, or accessory equipment shall be within 200 feet of*

any residentially zoned property. The property is located at the southwest corner of 67th Avenue & Happy Valley Road.

STAFF REPORT: Presented by Adam Pruett, Senior Planner

BOARD COMMENT: Discussion included whether adjacent property owner had any concerns with the reduction in setbacks, and if the Fire Department had any concerns regarding the width of the drive aisle.

PUBLIC COMMENT: None

BOARD ACTION: Due to a potential conflict of interest, Chairman Squire recused himself from the hearing of this case. A motion was presented by Board Member Conway to approve case V11-0001. Board Member Kadlec seconded the motion and upon vote, carried unanimously.

NEW BUSINESS: None

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: None

REPORT FROM STAFF: None

REPORT FROM THE BOARD OF ADJUSTMENT: None

ADJOURNMENT: There being no further business to come before the Board of Adjustment, the meeting adjourned at 5:40 p.m.

Brandon Squire, Chair

Date Signed