

**BOARD OF ADJUSTMENT MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
FEBRUARY 14, 2012**

A **Regular 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 5:31 p.m.

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

Members Absent: Board Member Karen McDaniel, and Alternate Shelby Duplessis.

Others Present: Robert Gubser – Interim Principal Planner, Steve Burg – Assistant City Attorney, Chris Jacques – Planning & Community Development Director, Melissa Sigmund – Planner, and Bev Parcels - Planning Assistant.

Opening Statement: None

Final call for speaker request forms.

Audience: Four

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 Alternate Shelby Duplessis from the September 27, 2011 meeting.

2C MINUTES: Discussion and possible action to approve the minutes of the Special Meeting held September 27, 2011.

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

REGULAR AGENDA

NEW BUSINESS:

3R PUBLIC HEARING: RE: Variance from required Landscape Buffer width on the west side of property.

PUBLIC HEARING – V12-0001: Robert Brown Architects on behalf of McDonald’s USA Corporation requested a variance from *Section 14-35-4.A3 Landscape Buffers*. The applicant requested a reduction in the required landscape buffer width

from 30 feet to 20 feet. The property is located west of the southwest corner of 107th Avenue and Olive Avenue.

STAFF REPORT: Presented by Melissa Sigmund, Planner

BOARD COMMENT: Discussion included wall heights and vehicle headlights shining into the neighboring properties, lit signage shining into neighboring properties, and the division of the property and access to the back half of the property.

PUBLIC COMMENT: None

BOARD ACTION: Board Member Conway moved to approve case V12-0001. Board Member Kadlec seconded the motion and upon vote, carried unanimously.

4R ELECTION OF OFFICERS: Discussion and possible action to elect new officers or retain the current officers for 2012 including Chairman and Vice Chairman.

BOARD ACTION: Board Member Conway moved to retain the current officers for 2012. A vote was taken and approved unanimously to reelect Brandon Squire as Chairman and Leonard Spraker as Vice Chairman.

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 5:55 p.m.

Brandon Squire, Chair

Date Signed