

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
DECEMBER 15, 2011**

A **REGULAR Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:31 p.m.

Members Present: Chair Bill Louis, Vice Chair Nancy Golden, Commissioners Veda McFarland and Greg Loper (via phone).

Members Absent: Commissioners Leigh Strickman, Charles Marr, and Gene Sweeney.

Others Present: Shawn Kreuzwiesner - Engineering Planning Manager, Steve Burg – Assistant City Attorney, Robert Gubser – Interim Principal Planner, and Bev Parcels – Planning Assistant,

Opening Statement: None Read.

Call for speaker request forms.

Audience: One.

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 Planning and Zoning Commission, and were enacted by one motion.

- 1C** **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioners Veda McFarland, Greg Loper, and Leigh Strickman from the November 17, 2011 Meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held November 17, 2011.
- 3C** **CU11-0022:** Mobilitie Wireless requested a Conditional Use Permit to allow the construction of an 80-foot multi-carrier steel monopole with accompanying ground equipment, approximately 2000 feet east of Lake Pleasant Parkway and 430 feet south of Old Carefree Road.

COMMISSION ACTION: Commissioner Loper moved to approve the Consent Agenda items. The motion was seconded by Vice Chair Golden and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS:

- 4R** **PUBLIC HEARING – TA11-0007:** The City of Peoria proposed an amendment to Article 14-39 Administrative Procedures of the Zoning Ordinance. The amendment will address the types of allowable structure for outdoor sales and displays, and the restoration requirements of the site following the Temporary Use.

STAFF REPORT: Presented by Robert Gubser, Interim Principal Planner.

COMMISSION COMMENT: Clarification was requested on the types of allowable structures being canopies or tents only.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner McFarland moved to recommend approval of a request from the City of Peoria for an amendment to Article 14-39 Administrative Procedures of the Zoning Ordinance. The amendment will address the types of allowable structure for outdoor sales and displays, and the restoration requirements of the site following the Temporary Use. The motion was seconded by Commissioner Golden and upon vote, carried unanimously.

- 5R** **PUBLIC HEARING – Z11-0006:** The City of Peoria requested to rezone approximately 2.49 acres of privately owned property located north of the intersection of Pinnacle Peak Road and Lake Pleasant Parkway. The request was to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District.

STAFF REPORT: Presented by Robert Gubser, Interim Principal Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Golden moved to recommend approval of a request from the City of Peoria to rezone approximately 2.49 acres of privately owned property located north of the intersection of Pinnacle Peak Road and Lake Pleasant Parkway. The request was to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District. The motion was seconded by Commissioner McFarland and upon vote, carried unanimously.

- 6R** **PUBLIC HEARING – Z11-0009:** The City of Peoria requested an initial zoning for approximately 1.23 acres of privately owned property located west of the southwest corner of Lake Pleasant Parkway and Mariposa Grande Drive following a recent annexation application on the property. The request was to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District.

STAFF REPORT: Presented by Robert Gubser, Interim Principal Planner.

COMMISSION COMMENT: Clarification was requested on plans to annex county parcels in north Peoria and that the approach will be a “piece mill” approach.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Golden moved to recommend approval of a request from the City of Peoria for an initial zoning for approximately 1.23 acres of privately owned property located west of the southwest corner of Lake Pleasant Parkway and Mariposa Grande Drive following a recent annexation application on the property. The request was to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District. The motion was seconded by Commissioner McFarland and upon vote, carried unanimously.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:49 p.m.

William Louis, Chair

Date Signed