



MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, MARCH 1, 2012
6:30 P.M.
COUNCIL CHAMBER
8401 W. MONROE ST.**

**PLANNING & ZONING
COMMISSION:**

Bill Louis, Chair
Nancy Golden, Vice Chair
Leigh Strickman, Secretary
Greg Loper
Gene Sweeney
Veda McFarland
Charles J. Marr

Department Liaison
Chris Jacques

***Accommodations for
Individuals with Disabilities.***

Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.

CONVENE:

ROLL CALL:

OPENING STATEMENT:

CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

- 1C DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioners Veda McFarland and Leigh Strickman from the January 5, 2012 Meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held January 5, 2012.
- 3C CU12-0001:** Robert Brown Architects is requesting a Conditional Use Permit for a proposed McDonald's restaurant to allow a drive-through within 200 feet of a residential zoning district. The property is located west of the southwest corner of 107th Avenue and Olive Avenue.

- 4C** **CU12-0002:** Phil and Karen Kary are requesting a Conditional Use Permit for Crossroads Books & Coffee to allow an outdoor seating area. The property is located within the Fry's Shopping Center at 9069 West Olive Avenue.

REGULAR AGENDA

NEW BUSINESS:

- 5R** **PUBLIC HEARING:** RE: Text Amendment.

PUBLIC HEARING – TA11-0006: The City of Peoria is proposing an amendment to Article 14-34 "Signs" of the Zoning Ordinance. This amendment is intended to update regulations regarding Political Signs in order to comply with changes in state law, as well as update references to specific staff positions.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to amend Article 14-34 "Signs" of the Zoning Ordinance. This amendment is intended to update regulations regarding Political Signs in order to comply with changes in state law, as well as update references to specific staff positions.

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.