

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
COUNCIL CHAMBER  
AUGUST 2, 2012**

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 6:30 p.m.

**Members Present:** Chair Bill Louis, Vice Chair Nancy Golden, Commissioners Leonard Spraker, Greg Loper, Charles Marr, Leigh Strickman, and Gene Sweeney.

**Members Absent:** None

**Others Present:** Steve Burg – Chief Assistant City Attorney, Chris Jacques – Planning & Community Development Director, Shawn Kreuzwiesner – Engineering Planning Manager, Ed Boik – Planner, Gary Lopez – Associate Engineer, Jamal Rahimi – City Traffic Engineer, Brian Biesemeyer – Deputy Utilities Director, Alan Dulaney – Water Policy Administrator, and Bev Parcels – Planning Assistant.

**Opening Statement:** Read by Chris Jacques, Planning & Community Development Director.

Call for speaker request forms.

**Audience:** Thirteen.

**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 absence of Commissioners Gene Sweeney and Nancy Golden from the July 5, 2012 Meeting.
- 2C**    **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held July 5, 2012.
- 3C**    **CU12-0006:** Piazza on behalf of Dutch Bros Coffee requested a Conditional Use Permit to allow for an outdoor dining patio in conjunction with a future coffee shop. The property is located west of the southwest corner of 83<sup>rd</sup> Avenue & Thunderbird Road.
- 4C**    **CU12-0007:** Piazza on behalf of Aprisa Mexican Cuisine requested a Conditional Use Permit to allow for an outdoor dining patio in conjunction with a future Mexican restaurant. The property is located west of the southwest corner of 83<sup>rd</sup> Avenue & Thunderbird Road

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

## **REGULAR AGENDA**

### **NEW BUSINESS:**

**5R PUBLIC HEARING – Z11-0007:** Beus Gilbert PLLC requested a Special Use Permit to allow an Inert Land Reclamation Facility for a property zoned Planned Area Development. The approximately 127 acre property is located east of the 115<sup>th</sup> Avenue alignment between Olive Avenue and Northern Avenue.

**STAFF REPORT:** Presented by Ed Boik, Planner.

**COMMISSION COMMENT:** Commission inquiries included -

- What date the property was annexed into the city,
- When the neighboring subdivision was platted,
- If there was a reuse plan in place or would the site remain a mining operation,
- Flooding concerns resulting from berming,
- Ground pollution from the materials being used to infill property,
- Agency responsible for regulating compliance of the site,
- How long current mining operation will continue,
- Clarification on the process of materials being dropped off at infill,
- Explanation of how the crusher operates,
- Clarification on where the water for the site will come from and the schedule for watering down the site,
- Traffic concerns related to stacking of trucks on Northern Avenue,
- The thirty year time limit and removing the Special Use Permit from the property.

### **PUBLIC COMMENT:**

**Paul Gilbert,** Applicant – Spoke about the stipulations on the property being proposed, discussed the two neighborhood meetings, and gave a detailed explanation on how the process will operate.

**COMMISSION ACTION:** Commissioner Loper moved to recommend approval of a request from Beus Gilbert PLLC for a Special Use Permit to allow an Inert Land Reclamation Facility for a property zoned Planned Area Development. The motion was seconded by Commissioner Marr and upon vote, carried 7-0.

**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 7:40 p.m.

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William Louis, Chair

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Date Signed