

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
COUNCIL CHAMBER  
OCTOBER 4, 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, and Charles Marr.

**Members Absent:** Commissioner Leigh Strickman and Gene Sweeney.

**Others Present:** Steve Burg – Chief Assistant City Attorney, Cindy Odom – Assistant City Attorney, Chris Jacques – Planning & Community Development Director, Melissa Sigmund – Planner, and Bev Parcels – Planning Assistant.

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

Call for speaker request forms.

**Audience:** Five.

**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 Chair Bill Louis and Commission Member Leigh Strickman from the September 6, 2012 Meeting.

Discussion and possible action to approve/excuse the absences of Chair Bill Louis and Commission Member Charles Marr from the September 13, 2012 Special Meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Planning and Zoning Commission meetings held on September 6, 2012 and September 13, 2012.

3C **CU12-0010:** Discussion and possible action to recommend approval of a request to allow a Day Care Group Home for five (5) or less children on property zoned Single-Family Residential (R1-8). The property is located at 7307 W. Mountain View 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 – Z12-0008**: In accordance with state statute, the City of Peoria initiated an initial zoning request for approximately 2.33 acres of privately owned property following a recent annexation application on the site. The property is located west of the southwest corner of 97<sup>th</sup> Avenue and Avenida Del Sol. The request is to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District.

**STAFF REPORT:** Presented by Melissa Sigmund, Planner.

**COMMISSION COMMENT:** Commissioner Spraker asked for clarification on the possibility of a creeping annexation happening instead of a mass annexation to properties in the area.

**PUBLIC COMMENT:**

**Sibylle Breeding** – neighbor asked about the process of further annexations in the future for her neighborhood.

**COMMISSION ACTION:** Commissioner Loper moved to recommend approval of a request from the City of Peoria for an initial zoning request for approximately 2.33 acres of privately owned property following a recent annexation application on the site. The request is 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 Marr and upon vote, carried 5-0.

**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 6:46 p.m.

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William Louis, Chair

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Date Signed