

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
CITY HALL PINE ROOM  
DECEMBER 6, 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 6:35 p.m.

**Members Present:** Chair Bill Louis, Vice Chair Nancy Golden, Commission Members Greg Loper, and Leigh Strickman (via phone).

**Members Absent:** Commission Members Leonard Spraker, Charles Marr, and Gene Sweeney.

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

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

Call for speaker request forms.

**Audience:** Nineteen.

**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 Commission Members Greg Loper and Gene Sweeney from the November 15, 2012 meeting.
- 2C **MINUTES:** Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 15, 2012.
- 3C **CU12-0013:** Discussion and possible action to recommend approval of a request from LoanMax to operate a title loan business in an existing building at 7450 W. Cactus Road.

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

## **REGULAR AGENDA**

### **NEW BUSINESS:**

4R **PUBLIC HEARING – CU12-0012:** Rebel Ink requested a Conditional Use Permit to operate a tattoo and piercing studio in an existing building at 7557 W. Greenway Road #104.

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

**COMMISSION COMMENT:** Inquiries included whether the residential area was developed before the commercial area or in conjunction with it, what other businesses are in the complex, and how the business will be regulated if the permit is approved.

**PUBLIC COMMENT:**

**Thomas Griggs**, resident – Spoke in opposition due to his opinion that the business is not a good fit for the neighborhood, does not like the skull logo that the business uses on their signage, and the new business is too close to another tattoo studio in the area.

**Martin Land**, friend of applicant – Commented on the type of clientele the studio attracts, how the increases in foot traffic helps other neighboring businesses, that minors are not permitted in the studio unless accompanied by an adult, and police have never been called to the other location for any reason.

**Duane Fisher**, applicant – Spoke in respect to the neighborhood meeting that was held, how he operates a strict business, and he just wants a fair chance to operate.

**COMMISSION ACTION:** Commissioner Loper moved to recommend approval of a request from Rebel Ink for a Conditional use Permit to operate a tattoo and piercing studio subject to the stipulations in the staff report and the addition of the stipulation to include signage on the building regarding loitering. The motion was seconded by Commissioner Strickman and upon vote, carried 4-0.

5R **PUBLIC HEARING - GPA11-0010:** Earl, Curley, & Lagarde P.C. requested a minor General Plan Amendment for 23 acres located north of SR-74 and west of Old Lake Pleasant Road. This amendment proposes a change from Residential Estate (0-2 du/ac) to Neighborhood Commercial.

**STAFF REPORT:** Presented by Adam Pruett, Senior Planner.

**COMMISSION COMMENT:** None

**PUBLIC COMMENT:** None

**COMMISSION ACTION:** Commissioner Loper moved to recommend approval of a request from Earl, Curley, & Lagarde P.C. for a minor General Plan Amendment for 23 acres located north of SR-74 and west of Old Lake Pleasant Road. This amendment proposes a change from Residential Estate (0-2 du/ac) to Neighborhood Commercial. The motion was seconded by Commissioner Golden and upon vote, carried 4-0.

6R **PUBLIC HEARING - Z98-03A.1:** Earl, Curley & Lagarde P.C. requested a major amendment to the Estates at Lakeside PAD, renaming it Cholla Hills and adding approximately 244 acres of property to the project. In total, this request proposes 187 acres of recreational vehicle resort, 23 acres of commercial, and 244 acres of traditional resort development. The property is located north of SR-74 and west of Old Lake Pleasant Road.

**STAFF REPORT:** Presented by Adam Pruett, Senior Planner.

**COMMISSION COMMENT:** Commission comments included the change in opinions of RV resorts over the years, the resort being seasonal due to the hot summers, possible plans for the south side of SR 74, the role of the Maricopa County Parks Department for the Lake Pleasant area, and whether the county could stop the project from happening.

**PUBLIC COMMENT:**

**Mike Curley**, Applicant – Gave a lengthy presentation on the project.

**Leigh Johnson**, Maricopa County Parks Department – Commented on the fact that the county had just been informed about the project and had not had an opportunity to review the case, was concerned about Morgan City Wash and Lake Pleasant property, commented on Old Lake Pleasant Road not being suitable for heavy traffic, and concerned about trail access and individuals going into restricted areas.

**COMMISSION ACTION:** Commissioner Loper moved to recommend approval of a request from Earl, Curley, & Lagarde P.C. for a major amendment to the Estates at Lakeside PAD, renaming it Cholla Hills and adding approximately 244 acres of property to the project. In total, this request proposes 187 acres of recreational vehicle resort, 23 acres of commercial, and 244 acres of traditional resort development. The motion was seconded by Commissioner Golden and upon vote, carried 4-0.

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

**REPORT FROM STAFF:** None

**REPORTS FROM THE PLANNING AND ZONING COMMISSION:** Commission Member Loper made a request to possibly have a joint meeting with City Council Members in the near future.

**ADJOURNMENT:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:20 p.m.

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William Louis, Chair

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Date Signed