

**BOARD OF ADJUSTMENT MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
JUNE 10, 2008**

A **Regular Meeting** of the Board of Adjustment of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 5:40 p.m.

Members Present: Board Members Sal LaPuma, Randy Panzer, and alternate Karen McDaniel.

Members Absent: Chairman Russ Conway, Vice Chairman Brandon Squire, and Board Member Paul Bocconcelli.

Others Present: Ellen Van Riper, Assistant City Attorney, Chris Jacques, Acting Planning Manager, Melissa Zechiel, Planning Technician, Cody Gleason, Planning Technician, and Bev Parcels, Planning Assistant.

Vote for Acting Chairman for meeting: Sal LaPuma was nominated and upon a unanimous vote was selected to act as Chairman for the meeting due to the Chairman and Vice Chairman being absent.

Opening Statement: None.

Final call for speaker request forms.

Audience: 5

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 Board of Adjustment, and were enacted by one motion

1C DISPOSITION OF ABSENCE: Discussion and possible action to approve/excuse the absences of Vice Chairman Brandon Squire and Board Members Paul Bocconcelli and Karen McDaniel from the June 12, 2007 meeting.

2C MINUTES: Minutes of the Regular Meeting held June 12, 2007.

Commission Action: Board Member Panzer moved to approve the Consent Agenda. The motion was seconded by Alternate McDaniel. Upon vote, the motion carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 3R** **TU08-12:** VIP Dog Grooming, 8255 W. Jefferson St. Peoria, Arizona 85345 requested a Temporary Use Permit to operate a Dog Grooming establishment within the CCM Zoning District.

Staff Report: Presented by Melissa Zechiel, Planning Technician

Public Comment: None

Board Action: Board Member Panzer moved to recommend approval of TU08-12 to allow a Temporary Use Permit to allow the operation of a Dog Grooming establishment within the CCM Zoning District. The motion was seconded by Alternate McDaniel, and upon vote the motion carried unanimously with the following stipulations:

1. The Temporary Use Permit shall be limited to a term of three (3) years from the date of approval. The applicant may reapply for a Temporary Use Permit to continue operations.
2. The use shall be restricted to the area provided on the floor plan.
3. Overnight boarding and/or the commercial breeding of animals shall be strictly prohibited.
4. The building containing the pet grooming facility shall achieve a Sound Transmission Control Value of 50 or greater as defined in Article 14-9-5, K.2 of the City of Peoria Zoning Ordinance.
5. Grooming services shall be restricted to the care and treatment of animals during regular business hours.

- 4R** **V08-01:** Cactus Square Commerce located north of the northwest corner of 75th Avenue and Cactus Road requested a variance for the purposes of relief from the building setback and landscape buffer adjacent to the residential development to the north.

Staff Report: Cody Gleason stated the applicant was requesting a continuance.

Public Comment: None

Board Action: Board Alternate McDaniel recommended approval to continue case V08-01 until the July 8, 2008 Board of Adjustment meeting. The motion was seconded by Board Member Panzer, and upon vote the motion carried unanimously.

- 5R** **Election of Officers:** Due to the absences of the Chairman and Vice Chairman, Board Member Panzer brought a motion to continue the election until the July 8, 2008 meeting. The motion was seconded by Board Alternate McDaniel, and upon vote the motion carried unanimously.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF: NONE

REPORT FROM THE BOARD OF ADJUSTMENT: NONE

ADJOURNMENT: There being no further business to come before the Board of Adjustment, the meeting adjourned at 5:50 p.m.

Russ Conway, Chair

Date Signed