

CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
JUNE 12, 2007
MINUTES

A **Regular Meeting** of the Board of Adjustment of the City of Peoria, Arizona, was convened at 8401 W. Monroe Street in open and public session at 5:35 p.m.

Members Present: Chair Russ Conway and Board Members Sal LaPuma, and Randy Panzer.

Members Absent: Vice Chair Brandon Squire, Board Member Paul Bocconcelli, and Karen McDaniel

Others Present: Chris Jacques, Principal Planner, Caroline Ruiz, Planner, Cheryl Boswell, Assistant City Attorney, Cody Gleason, Planning Technician, and Dawn Prince, Planning Assistant

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.

Comments from the floor on non-agenda items: There were no comments from the floor on non-agenda items.

***CONSENT AGENDA**

All items listed with an asterisk (*) are considered to be routine by the Board of Adjustment, and were enacted by one motion. There was no separate discussion of these items during this meeting.

Board Member LaPuma moved to approve the Consent Agenda items as submitted. The motion was seconded by Board Member Panzer and, upon vote, carried unanimously.

***MINUTES:** Approved the minutes of the Regular meeting held on April 10, 2007.

***DISPOSITION OF ABSENCE:** Excused the absences of Chair Russ Conway, and Board Member Paul Bocconcelli from the April 10, 2007 meeting.

REGULAR AGENDA

OLD BUSINESS

There was no old business.

NEW BUSINESS

V07-02: Rock of Ages Ministries (c/o Pastor Santos Diaz), 11445 79th Drive, Peoria, AZ, is requesting a variance from the City of Peoria Zoning Ordinance; Article 14-6 "Multi-Family Residential District." The variance is requested to reduce the required rear yard setback to accommodate a new church proposed for this location.

Chair Conway opened the public hearing, and directed potential speakers to fill out speaker forms if they wished to speak.

Staff Report: Chris Jacques presented the staff report.

Public Comment: Delton Baker, neighbor, indicated that he built an addition to his house in 2002 and that his master bedroom window is on the back of the house just a fence away from the church area. He continued, saying that his wife is sick and the noise from the church disturbs her greatly. He described the late night events at the Church as extending well after 10:30PM. He requested a sound barrier or block wall as a remedy to his issues and stated that he had no opposition to the setbacks.

Board Member LaPuma asked staff about the guidelines on block wall heights between properties.

Staff member Jacques responded that the wall or fence could be 6 feet 8 inches on one side and 8 feet on the other. He also stated that the current wall was more than likely 6 feet tall.

Chair Russ Conway asked staff what the landscape requirements were for this location.

Staff member Jacques responded that there was a 15 foot landscape buffer that would require at least 24 inch box trees in that landscaping.

Chair Conway tells Mr. Baker that the required landscaping would help to buffer the noise. He also explained that Mr. Baker's complaint and request were outside the realm of what could be decided at this Board of Adjustment meeting. Chair Conway directed Mr. Baker to follow up with staff during the site plan phase of this project. He could give

input regarding his requested wall during that process. He thanked Mr. Baker for his input and closed the meeting.

Board Action: Board Member Panzer motioned to adopt staff's report and findings to approve Case #V07-02. The motion was seconded by Board Member Sal LaPuma. Upon vote, the motion was approved unanimously.

Reports from the Board of Adjustment: None

Reports from the Staff: None

Adjournment:

There being no further business to come before the Board of Adjustment, the meeting adjourned at 5:55 p.m.

Russ Conway, Chairman

Date Signed