

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
FEBRUARY 5, 2009**

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chairman Veda McFarland, Vice Chair Marc Melbo, Commissioners Bill Louis, Nancy Golden, John Gerard, and Alternate Anne Wojcik.

Members Absent: Commissioners Michael Worlton and Greg Loper.

Others Present: Ellen Van Riper, Assistant City Attorney, Chris Jacques, Planning Manager, Monique Spivey, Associate Planner, Melissa Sigmund, Planning Technician, and Bev Parcels, Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning Manager.

Final call for speaker request forms.

Audience: Eight.

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:** Approve/excuse the absences of Commissioners Gerard and Worlton from the January 15, 2009 meeting.
- 2C** **MINUTES:** Approve the minutes of the Regular Meeting held January 15, 2009.
- 3C** **CU07-27:** Robert Kubicek Architects & Associates on behalf of Full Circle Auto Wash requested approval of a Conditional Use Permit to allow the operation of a full service auto wash facility within an Intermediate Commercial (C-2) zoned property. The site is located north of the northwest corner of 91st Avenue and Peoria Avenue.

Commission Action: Commissioner Gerard moved to approve the Consent Agenda items. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 4C** **CU08-33:** Meram Building Company on behalf of Meineke requested approval of a Conditional Use Permit to allow the operation of an automotive repair facility within an

Intermediate Commercial (C-2) zoned property. The site is located on the northwest corner of 95th Avenue and Olive Avenue.

STAFF REPORT: Presented by Monique Spivey, Associate Planner.

PUBLIC COMMENT:

Bob Reed spoke on behalf of the homeowners association to the north of the property and stated their concern for the noise and visual impact that the business would have on the neighborhood. He asked about the time frame of the church to be built between the residential subdivision and the Meineke.

Staff responded to his questions and several other items brought up by the Commission members relating to the area that was noticed publicly and making the site visually pleasing until the church is built.

COMMISSION ACTION: Commissioner Gerard moved to recommend to the City Council approval of Case CU08-33, to grant a Conditional Use Permit to Meineke to operate an automotive repair facility within an Intermediate Commercial (C-2) zoned property under staff's stipulations. Vice Chair Melbo seconded the motion, and upon vote, carried unanimously.

5R **PUBLIC HEARING – HP08-01:** The City of Peoria requested to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House, located at the northeast corner of 83rd Drive and Washington Street within Osuna Park.

STAFF REPORT: Presented by Melissa Sigmund, Planning Technician.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Gerard moved to recommend to the City Council approval of Case HP08-01, for the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House, located at the northeast corner of 83rd Drive and Washington Street within Osuna Park. Commissioner Louis seconded the motion, and upon vote, carried unanimously.

6R **PUBLIC HEARING – HP08-03:** The City of Peoria requested to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria First Presbyterian Church. The church building is generally located at the southwest corner of 83rd Avenue and Madison Street.

STAFF REPORT: Presented by Melissa Sigmund, Planning Technician.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Gerard moved to recommend to the City Council approval of Case HP08-03, for the City of Peoria to establish Historic Landmark

Designation with Historic Preservation Overlay Zoning for the Peoria First Presbyterian Church, located at the southwest corner of 83rd Avenue and Madison Street. Commissioner Louis seconded the motion, and upon vote, carried unanimously.

7R PUBLIC HEARING – HP08-04: The City of Peoria requested to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Woman’s Club building. The building is generally located at the southeast corner of 84th Avenue and Jefferson Street.

STAFF REPORT: Presented by Melissa Sigmund, Planning Technician.

Vice Chair Melbo asked about the Historic Overlay and what it means in terms of changes to the building in the future. Staff responded that the overlay protects the building character and integrity from any exterior changes until a Certificate of Appropriateness is approved by the Historic Preservation Commission.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Louis moved to recommend to the City Council approval of Case HP08-04, for the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Woman’s Club building, located at the southeast corner of 84th Avenue and Jefferson Street. Commissioner Gerard seconded the motion, and upon vote, carried unanimously.

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

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Alternate Wojcik discussed the possibility of developing a Slum Ordinance for Peoria like other valley cities have done. She requested the item be placed on the next agenda and that the City take this item seriously.

Chris Jacques asked Legal Council for clarification on protocol as the requested Ordinance would not be administered through the Zoning Ordinance or within the purview of the Planning and Zoning Commission.

Ellen Van Riper, Assistant City Attorney, stated that the Ordinance requested would be a City Code issue and would need to be initiated by the Council or senior level management as a directive to staff to be taken before the City Council for discussion.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:04 p.m.

Veda McFarland, Chair

Date Signed