



MUNICIPAL OFFICE COMPLEX  
8401 W. MONROE STREET  
PEORIA, AZ 85345

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOTICE & AGENDA  
THURSDAY, FEBRUARY 5, 2009  
6:30 P.M.  
COUNCIL CHAMBERS  
8401 W. MONROE ST.  
RESULTS**

**PLANNING & ZONING  
COMMISSION:**

Veda McFarland, Chair  
Marc Melbo, Vice Chair  
Bill Louis, Secretary  
Greg Loper  
John Gerard  
Nancy Golden  
Michael Worlton  
Anne Wojcik, Alternate

Department Liaison  
Glen Van Nimwegen

***Accommodations for  
Individuals with Disabilities.***  
*Alternative format materials, sign  
language interpretation, and  
assistive listening devices are  
available upon 72 hours advance  
notice through the Office of the  
City Clerk, 8401 West Monroe  
Street, Room 150, Peoria, Arizona  
85345 (623)773-7340, TDD  
(623)773-7221, or FAX (623) 773-  
7304. To the extent possible,  
additional reasonable  
accommodations will be made  
available within the time  
constraints of the request.*

**CONVENE:**

**ROLL CALL:**

**OPENING STATEMENT:**

**FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:**

**CONSENT AGENDA**

**CONSENT AGENDA:** All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

**CONSENT – New Business:**

- 1C** **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioners Gerard and Worlton from the January 15, 2009 meeting. **APPROVED**
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held January 15, 2009. **APPROVED**
- 3C** **CU07-27:** Robert Kubicek Architects & Associates on behalf of Full Circle Auto Wash is requesting the 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 91<sup>st</sup> Avenue and Peoria Avenue. **APPROVED**

- 4C**     **CU08-33:** Meram Building Company on behalf of Meineke is requesting the 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 95<sup>th</sup> Avenue and Olive Avenue. **APPROVED**

## REGULAR AGENDA

### **NEW BUSINESS:**

- 5R**     **PUBLIC HEARING:** RE: Historic Preservation Designation.

**PUBLIC HEARING – HP08-01:** The City of Peoria is proposing a request to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House, located at the northeast corner of 83<sup>rd</sup> Drive and Washington Street within Osuna Park.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House. **APPROVED UNANIMOUSLY**

- 6R**     **PUBLIC HEARING:** RE: Historic Preservation Designation.

**PUBLIC HEARING – HP08-03:** The City of Peoria is proposing a request 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 83<sup>rd</sup> Avenue and Madison Street.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria First Presbyterian Church. **APPROVED UNANIMOUSLY**

- 7R**     **PUBLIC HEARING:** RE: Historic Preservation Designation.

**PUBLIC HEARING – HP08-04:** The City of Peoria is proposing a request 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 84<sup>th</sup> Avenue and Jefferson Street.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Woman's Club building. **APPROVED UNANIMOUSLY**

**CALL TO THE PUBLIC: (Non-Agenda Items)**

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

**Reports from Staff:**

**Reports from the Planning and Zoning Commission:**

**ADJOURNMENT:**

**NOTE:** Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

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Mary Jo Kief, City Clerk

Date Posted: 02/06/09