



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

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

**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 Vice Chair Melbo, Commissioners Loper, Louis, and Worlton from the February 19, 2009 meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held February 19, 2009.
- 3C** **CU08-31:** Shaw & Associates, P.L.C on behalf of Verizon is requesting a Conditional Use Permit to allow a monopalm (approximately 70 feet high) wireless facility within an Intermediate Commercial (C-2) zoned property. The site is located on the southwest corner of 91st Avenue and Olive Avenue.

- 4C** **CU08-35:** The Kart Company is requesting a Conditional Use Permit to allow a golf cart reconditioning establishment which includes a retail showroom and limited outdoor display within the Intermediate Commercial (C-2) zoning district. The property is located on the southwest corner of 96th Avenue and Peoria Avenue.

REGULAR AGENDA

NEW BUSINESS:

- 5R** **PUBLIC HEARING:** RE: Conditional Use Permit.

PUBLIC HEARING – CU09-01: A Design Invision, LLC, on behalf of AEO Powersports is requesting a Conditional Use Permit to allow automotive diagnostic and service facilities for motorcycles, quads, and UTVs in an Intermediate Commercial (C-2) District. This use would occur in conjunction with retail sales of associated products. The property is located south of the south east corner of 77th Ave. and Deer Valley Rd.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from A Design Invision, LLC, on behalf of AEO Powersports for a Conditional Use Permit to allow automotive diagnostic and service facilities for motorcycles, quads, and UTVs in an Intermediate Commercial (C-2) District. This use would occur in conjunction with retail sales of associated products.

- 6R** **PUBLIC HEARING:** RE: Text Amendment to the Peoria Zoning Ordinance.

PUBLIC HEARING – TA08-07: The City of Peoria is proposing an amendment to Article 14-34 entitled “Signs”, to modify current standards regarding grand opening and special event signage as well as set in place standards for sign walkers.

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 amend Article 14-34 of the Peoria Zoning Ordinance entitled “Signs” to modify current standards regarding grand opening and special event signage as well as set in place standards for sign walkers.

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.

Mary Jo Kief, City Clerk

Date Posted: March 4, 2009