

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MARCH 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: Vice Chair Marc Melbo, Commissioners Nancy Golden, Bill Louis, Greg Loper and John Gerard.

Members Absent: Chair Veda McFarland, Commissioner Worlton, and Alternate Anne Wojcik.

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

Opening Statement: Read by Chris Jacques, Planning Manager.

Final call for speaker request forms.

Audience: Six.

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 Loper and Worlton from the February 19, 2009 meeting.
- 2C** **MINUTES:** Approve the minutes of the Regular Meeting held February 19, 2009.
- 3C** **CU08-31:** Shaw & Associates, P.L.C on behalf of Verizon requested 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 requested 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.

COMMISSION ACTION: Commissioner Loper 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:

5R PUBLIC HEARING - CU09-01: A Design Invision, LLC, on behalf of AEO Powersport requested 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.

Commissioner Loper recused himself from the hearing due to a personal conflict regarding this case.

STAFF REPORT: Melissa Sigmund, Planning Technician, on behalf of the applicant, requested a continuance until the March 19, 2009 meeting due to improper posting at the site.

PUBLIC COMMENT: None

COMMISSION COMMENTS: None

COMMISSION ACTION: Commissioner Gerard moved to continue Case CU09-01 until the March 19, 2009 Meeting. Commissioner Louis seconded the motion, and upon vote, carried 4-0.

6R PUBLIC HEARING – TA08-07: The City of Peoria proposed an amendment to Article 14-34 of the 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.

STAFF REPORT: Presented by Cody Gleason, Planning Technician.

PUBLIC COMMENT: None

COMMISSION COMMENTS:

Commissioner Gerard asked whether the City has control over what the content of a sign is going to say. Ellen Van Riper replied that enforcement capabilities are available if the sign violates the profanity laws. Commissioner Gerard asked staff if they require an example of the text when the applicant applies for the permit. Cody Gleason replied that a preview of the text is requested on the application. Commissioner Gerard requested clarification on allowed locations of banners and sign walkers.

Commissioner Loper asked if there was any data that supports the effectiveness of sign walkers on increasing business. Chris Jacques replied that he was unaware of any such data.

Commissioner Louis inquired about non profit organizations such as schools being required to have a permit to hold signs for car washes. Cody Gleason replied that they would not be required to have a permit because they are non profit organizations but would need to comply with location requirements. Commissioner Louis asked about

enforcing private businesses claiming to be non profits that do not get a sign permit and advertising at an off site location. Chris Jacques replied that the amendment requires the sign walker to be on the same site as the business.

Vice Chair Melbo inquired about the fee for the sign permit and enforcing who has one and who does not. Cody Gleason replied that the fee is \$30.00 with a total of two permits allowed per year for a total of \$60.00 per year. The enforcement is basically complaint driven.

Commissioner Golden asked about businesses that are going out of business and the fact that the signs are up for six months. Cody Gleason responded that this situation allows for an extended period to display the sign.

COMMISSION ACTION: Commissioner Loper moved to recommend to the City Council approval of Case TA08-07, for the City of Peoria's request to amend Article 14-34 of the 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. Commissioner Louis seconded the motion, and upon vote, carried unanimously.

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

REPORT FROM STAFF:

Chris Jacques announced to the Commission that a new Commissioner, Leigh Strickman, had been appointed to replace Michael Worlton and should be present at the next meeting. He also discussed holding regular training sessions and asked for suggestions of possible topics the Commissioners would like to learn more about. A draft of possible topics will be presented at the next meeting.

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:03 p.m.

Veda McFarland, Chair

Date Signed