

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
CITY HALL, COUNCIL CHAMBER  
APRIL 3, 2008**

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 6:32 p.m.

**Members Present:** Chair Greg Loper, Vice Chair Veda McFarland, Commissioners Kenneth Compton, Michael Worlton, and Marc Melbo

**Members Absent:** Commissioner John Gerard, William Louis and Anne Wojcik.

**Others Present:** Ellen Van Riper, Assistant City Attorney, Chris Jacques, Interim Planning Manager, Monique Spivey, Associate Planner, Melissa Zechiel, Planning Technician, Cody Gleason, Planning Technician and Cathy Griffin, Executive Assistant.

**Opening Statement:** not read.

Final call for speaker request forms.

**Audience:** Approximately 1

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:** Discussion and possible action to approve the absences of Chair Greg Loper and Commissioner Michael Worlton from the March 6, 2008 meeting.
  
- 2C    MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held March 6, 2008.
  
- 3C    CU07-23:** Plaza Town Center Lot 3, located at the SWC 91<sup>st</sup> Ave. & Thunderbird Rd. is requesting a Conditional Use Permit to establish a 200 square foot patio to a proposed restaurant for the purpose of outdoor dining.
  
- 4C    CU08-05:** Grande Pizza, Vistancia Marketplace, located at the east corner of Vistancia Blvd. & El Mirage Rd. is requesting a Conditional Use Permit for the purpose of beer and wine sales (Series 7 License) within a restaurant.

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

**REGULAR AGENDA**

**UNFINISHED BUSINESS:** NONE

**NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:**

**5R PUBLIC HEARING – TA07-09:** The City of Peoria Community Development Department is requesting amendments to the following Articles of the Peoria Zoning Ordinance in order to clarify language and make minor amendments to existing standards: Article 14-9 (Non-Residential Districts), Article 14-19 (AG General), Article 14-34 (Signs), Article 14-35 (Landscape Requirements), and Article 14-39 (Administration).

**STAFF REPORT:** presented by Melissa Zechiel, Planning Technician, addressed the proposed amendments as outlined in the commissions' staff report.

Commissioner Melbo questioned the 80/20 ratio of Commercial/retail sales and how it would be designated. Ms. Zechiel and Mr. Jacques explained this further.

**PUBLIC HEARING:** none

**Commission Action:** Commissioner McFarland moved to recommend to City Council approval to modify the Zoning Ordinance via a Text Amendment to Article 14-9 (Non-Residential Districts), Article 14-19 (AG General), Article 14-34 (Signs), Article 14-35 (Landscape Requirements), and Article 14-39 (Administration). The motion was seconded by Commissioner Worlton and upon vote, the motion carried unanimously.

**CALL TO THE PUBLIC FOR NON-AGENDA ITEMS:** NONE

**REPORT FROM STAFF:** NONE

**REPORT FROM THE PLANNING AND ZONING COMMISSION:** Chair Loper suggested that the Planning staff research the City of Tempe website and how they use GIS maps to indicate development. Chair Loper also suggested that the Planning staff try to schedule cases so only one Planning and Zoning Commission meeting a month would be necessary.

**ADJOURNMENT:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:46 p.m.

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Greg Loper, Chair

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Date Signed