

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MAY 7, 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: Chair Veda McFarland, Vice Chair Marc Melbo, Commissioners Nancy Golden, Leigh Strickman, and John Gerard.

Members Absent: Commissioners Bill Louis, Greg Loper, and Alternate Anne Wojcik.

Others Present: Ellen Van Riper, Assistant City Attorney, Chris Jacques, Planning Manager, Adam Pruett, Senior Planner, Cody Gleason, Planning Technician, and Bev Parcels, Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning Manager.

Call for speaker request forms.

Audience: Three.

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 Vice Chair Melbo, Commissioner Golden, and Alternate Wojcik from the April 16, 2009 meeting.

- 2C** **MINUTES:** Approve the minutes of the Regular Meeting held April 16, 2009.

- 3C** **CU09-04:** Community Loans of America, dba Fast Auto Loans Inc. & Fast Payday Loans Inc., requested a Conditional Use Permit to operate a non-chartered financial institution at 7518 W. Thunderbird Rd. Suite #102.

COMMISSION ACTION: Commissioner Gerard moved to approve the Consent Agenda items. The motion was seconded by Commissioner Golden and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 4R** **PUBLIC HEARING – CU09-07:** Tilted Kilt requested a Conditional Use Permit to operate a 460 square foot outdoor dining area. The property is located at 16840 N. 83rd Ave. Peoria, AZ 85382.

STAFF REPORT: Cody Gleason, Planning Technician, presented the staff report.

COMMISSION COMMENT:

Vice Chair Melbo commented on a letter that was given to the Commission before the meeting regarding the applicants reply to a letter of opposition that the City had received from the owner of the adjacent property. He asked the applicant if he had a discussion with the Manager or the Owner of the Fed Ex Kinko's establishment. The applicant replied that his discussion was with the tenants of the adjacent property.

Vice Chair Melbo requested a stipulation be included to provide a screening mechanism in front of the patio to keep trash from blowing into the street.

Commissioner Golden asked for clarification on the number of parking spaces being taken up by the outdoor patio and whether they still complied with the Code requirement.

PUBLIC COMMENT:

Kelly Cooper, Manager of Lamps Plus, stated that she was never asked by Tilted Kilt about the employees parking behind her business. She also voiced her concern about the patio violating the centers CC&R's. Chris Jacques commented that the City does not have any control over private CC&R's and should not affect the decision of the Commission.

COMMISSION ACTION: Commissioner Gerard moved to approve Case CU09-07 with the addition of the stipulation to include a screening mechanism in front of the patio area. Commissioner Melbo seconded the motion, and upon vote, carried 4-1.

- 5R** **PUBLIC HEARING:** Present possible training topics for future Planning and Zoning Commission meetings.

STAFF REPORT: Chris Jacques, Planning Manager led the discussion regarding training topics and dates for future training.

COMMISSION ACTION: The Commissioners decided to hold the first training session at the June 18, 2009 meeting and discuss Robert's Rules of Order. Additional topics will be discussed once a month at regularly scheduled meetings.

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

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Chair McFarland asked for an update on the Hospital project. Chris Jacques stated that the Civil Engineering issues had been resolved and that the project was moving forward. Vice Chair Melbo indicated that the Hospital group planned on breaking ground by the end of the year.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:52 p.m.

Veda McFarland, Chair

Date Signed