

**CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
JUNE 7, 2007**

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 Greg Loper, Vice Chair Veda McFarland, Commissioners Kenneth Compton and Michael Worlton

Members Absent:, Commissioners Marc Melbo, John Gerard, William Louis, and Anne Wojcik.

Others Present: Steve Burg, City Attorney, Glen Van Nimwegen, Community Development Director, Chris Jacques, Principal Planner, Karen Flores, Planner, Lou Brannick, Associate Planner, Dawn Prince, Planning Assistant, and Cathy Griffin, Executive Assistant.

Opening Statement: not read

Final call for speaker request forms.

Audience: Approximately 12

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

Comments from the floor on non-agenda items: There were no comments from the floor on non-agenda items.

Chair Loper requested that Vice Chair McFarland lead the meeting since he was present via telephone.

***CONSENT AGENDA**

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion. There was no separate discussion of these items during this meeting.

Vice Chair McFarland asked if any member wished to have an item removed from the Consent Agenda. Commissioner Compton moved to approve the Consent Agenda items as submitted. The motion was seconded by Commissioner Worlton and upon vote, carried unanimously.

***Minutes:** Approved the minutes of the Regular Meeting, May 3, 2007

***Disposition of Absence:** Approved the absences of Chair Greg Loper, Commissioners Marc Melbo and Michael Worlton from the May 3, 2007 Meeting.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

1. CU06-04: Verizon Wireless (c/o Teresa LoPresti with Spectrum Survey & Engineering), 7351 West Charleston Blvd., Suite 120, Las Vegas, NV 89117, a request for a Conditional Use Permit to develop a wireless communication tower (monopalm) utilizing the less restrictive setback development standards as defined under the guidelines for a Conditional Use Permit. The proposed site is located at 8411 West Thunderbird Road and is more particularly described as Maricopa County Assessor's Parcel Number (APN) 200-79-971.

The staff report, presented by Lou Brannick, Associate Planner, addressed the proposed application as outlined in the commissions' staff report. Staff is recommending approval of this case.

Public Comment: none

Commission Action: Commissioner Compton moved to approve CU06-04, the motion was seconded by Chair Loper. Upon vote, carried unanimously, with the following conditions:

- a. Development shall conform to the Site and Elevation Plans stamp dated October 9, 2006.
- b. The use shall substantially conform to the project narrative stamp dated March 22, 2006, attached as Exhibit C.
- c. A minimum of two (2) palm trees shall be installed in the immediate area of the monopalm prior to the finalization of the building permit. The minimum planting size shall range between 30' – 40' and shall be installed in a manner acceptable to the Community Development Director or designee.
- d. In accordance with Article 14-39-9F.2 of the City of Peoria Zoning Ordinance (1977 Edition), a building permit must be obtained within 18 months of the date of Site Plan approval.

2. CU07-02: Wag'n Tails Corp., (c/o Michelle Ellis, 11562 W. Bermuda Dr., Avondale, AZ, 85323), a request for a Conditional Use Permit to operate "Camp Bow Wow," a 7,285 square foot canine day care and boarding facility within a Light Industrial (PI-1) zoning district at the Peoria Crossings Commerce Park, located south of the southwest corner of Butler Drive and 91st Avenue (8550 N. 91st Avenue), Building E, Suites 55, 56, and 57, more particularly described as Assessor Parcel Number (APN) 142-55-527.

The staff report, presented by Karen Flores, Planner, addressed the proposed application as outlined in the commissions' staff report. Staff is recommending approval of this case.

Public Comment: none

Commission Action: Commissioner Compton moved to approve CU07-02, the motion was seconded by Chair Loper and upon vote, carried unanimously, with the following conditions:

- a. The Conditional Use Permit shall be limited to 8550 North 91st Avenue, Building E, Suites 55, 56, and 57. The approval of the Conditional Use Permit cannot be transferred to any expansion or relocation of this business.
- b. All aspects of the use and operation of the Camp Bow Wow facility not specifically described in the foregoing shall substantially conform to the project narrative and addendum, stamp dated January 3, 2007, and March 13, 2007, respectively, and attached herewith as Exhibit "C."
- c. Interior Sound. The suites occupied by Camp Bow Wow shall be designed and constructed to achieve a Sound Transmission Control Value of 50 or greater.
- d. Outdoor Recreation. Hours of operation for the outdoor recreation area shall be limited to the following:

i. 6:30 am to 8:00 am	v. 2:00 pm to 2:15 pm
ii. 9:00 am to 9:15 am	vi. 3:00 pm to 3:15 pm
iii. 10:00 am to 10:15 am	vii. 4:00 pm to 4:15 pm
iv. 11:00 am to 1:00 pm	viii. 5:30 to 7:00 pm
- e. Exterior Sound. During outdoor recreation activity, the dogs shall be monitored at all times and excessively barking dogs shall be immediately moved indoors.
- f. Waste. Waste in the outdoor play area shall be cleaned after each outdoor play session. Additionally, the outer perimeter of the outdoor play area (i.e., the parking lot side of the fence) shall be inspected after each outdoor play session and any waste, pea gravel, or other spilled material immediately cleaned and/or removed.
- g. Bollards. Bollards shall be placed at each end of the outdoor play area, as shown on Exhibit "E", as a safety precaution.
- h. Fencing shall be a minimum of 8 ft in height and fence slats shall be painted to match Building "E". All other aspects of the fencing shall be in accordance with the Narrative.

3. CU03-14: Campbell Mercantile, (c/o Greg Campbell, 9098 W. Pinnacle Peak Road, Peoria, AZ, 85383, a request for a Conditional Use Permit to construct and operate a 4,670 square foot automatic car wash on an existing site located at the northeast corner of 91st Avenue and Pinnacle Peak Road. The car wash use (requiring the CUP) is part of a larger renovation to the site which will include a new ground-up retail building, a minor addition to the mercantile building and a relocation/renovation of the gas canopy.

This agenda item was carried over to the June 21, 2007 Planning and Zoning Commission meeting due to Commissioner Worlton having a conflict of interest in this case.

REPORT FROM THE PLANNING AND ZONING COMMISSION: None

REPORT FROM STAFF: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:45 p.m.

Greg Loper, Chair

Date Signed