

**PLANNING AND ZONING COMMISSION
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
AUGUST 2, 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: Vice Chair Veda McFarland, Commissioners Kenneth Compton, Marc Melbo, John Gerard.

Members Absent: Chair Greg Loper, Commissioners William Louis, Michael Worlton and Anne Wojcik.

Others Present: William Emerson, City Attorney, Chad Daines, Planning Manager, Chris Jacques, Principal Planner, Karen Flores, Planner, Lou Brannick, Associate Planner and Cathy Griffin, Executive Assistant.

Opening Statement: read by Chad Daines, Planning Manager.

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.

***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.

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

***Minutes:** Approved the minutes of the Regular Meeting, July 19, 2007

***Disposition of Absence:** Approved the absences of Commissioner Greg Loper from the July 19, 2007 Meeting.

1. ***CU 07-05:** A Conditional Use Permit was APPROVED for Kiss RV (c/o Scot Osheim), 7659 W. Hatcher Road, Peoria, AZ 85345, to permit the operation of a Recreational Vehicle (RV) / Boat repair facility at the referenced address, more particularly described as Maricopa County Assessor Parcel Number (APN) 142-18-026D.
2. ***CU07-08:** A Conditional Use Permit was APPROVED for Koka LLC / DBA Koi Sushi Bar & Grill (c/o Lena Ko), 16055 N. Arrowhead Fountain Center Drive, #B, Peoria, AZ 85381, to allow an outdoor dining area for the Koi Sushi Bar & Grill, located S/O the SWC Bell Road and 83rd Avenue, at the above address, and more particularly described as Maricopa County Assessor Parcel Number (APN) 200-53-357B.
3. ***CU07-16:** Amy Nations with BevMo! at 24650 North Lake Pleasant Parkway, Suite 104, Peoria, AZ 85383, a Conditional Use Permit was APPROVED to allow a retail establishment specializing in the sales of beer, wine, gourmet foods and related items, including beer/wine tasting events. The shop is part of a developing commercial center, Lake Pleasant Pavilions located at the southwest corner of Lake Pleasant Parkway and Happy Valley Road, and is zoned Planned Area Development district (PAD). A Conditional Use Permit is required for a Retail Liquor Store or an establishment that sells alcoholic beverages for consumption on premise, excluding restaurants, within the PAD district.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION: none

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 6:35 p.m.

Greg Loper, Chair

Date Signed