

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
CITY HALL, COUNCIL CHAMBER  
NOVEMBER 6, 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 6:31 p.m.

**Members Present:** Chair Greg Loper, Commissioners John Gerard, William Louis and Alternate Anne Wojcik.

**Members Absent:** Vice Chair Veda McFarland, Commissioners Ken Compton, Michael Worlton and Marc Melbo.

**Others Present:** Ellen Van Riper, Assistant City Attorney, Chris Jacques, Acting Planning Manager, Monique Spivey, Associate Planner, Melissa Sigmund, Planning Technician, Bev Parcels, Planning Assistant and Cathy Griffin, Executive Assistant.

**Opening Statement:** not read

Final call for speaker request forms.

**Audience:** Approximately 8.

**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 Commissioners Ken Compton, John Gerard, and William Louis from the October 16, 2008 meeting.

**2C    MINUTES:** Approve the minutes of the Regular Meeting held October 16, 2008.

**3C    Moved to the Regular Agenda.**

**4C    CU08-29:** Satara, LLC on behalf of Satara Thai Cuisine located west of the northwest corner of 83<sup>rd</sup> Avenue and Paradise Lane for a Conditional Use Permit to allow an outdoor dining patio at the existing restaurant.

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

**REGULAR AGENDA**

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

**3C CU08-22:** Moderna Architects, on behalf of Restaurants at 83<sup>rd</sup> Ave. located south of the southeast corner of 83<sup>rd</sup> Avenue and Mariners Way for a Conditional Use Permit to allow three patios for outdoor dining in conjunction with three separate eating establishments located in a commercial center.

**Staff Report:** none

**Public Comment:** none

**Commission Action:** Commissioner Louis moved to approve continuing CU08-22 to the November 20, 2008 Planning and Zoning Agenda. The motion was seconded by Commissioner Gerard and upon vote, carried unanimously.

**5R PUBLIC HEARING – HP08-02:** The City of Peoria is requesting a Local Historic Landmark designation with Historic Preservation Overlay Zoning for the Peoria Central School, located at the northwest corner of 83<sup>rd</sup> Avenue and Madison Street, and is more particularly described as 10304 N. 83<sup>rd</sup> Avenue, a portion of APN 142-41-092.

**Staff Report:** none

**Public Comment:** none

**Commission Action:** Commissioner Gerard moved to approve continuing HP08-02 to the December 18, 2008, Planning and Zoning Agenda. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

**CALL TO THE PUBLIC: (Non-Agenda Items):** none

**Reports from Staff:** Chris Jacques, Acting Planning Manager, stated that the presentation of the Foreclosure Task Force and Neighborhood Stabilization Program will be continued to the November 20, 2008, Planning and Zoning Agenda based on the request of Chair Loper due to the absence of four of the Commissioners.

**Reports from the Planning and Zoning Commission:** Alternate Wojcik discussed her concerns regarding abandoned buildings and asked staff and the Commissioners to review the two ordinances from the City of Surprise and the City of Tempe.

**ADJOURNMENT:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:47 p.m.

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Greg Loper, Chair

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Date Signed