

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
DECEMBER 6, 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, Commissioners William Louis, John Gerard, Kenneth Compton, and Anne Wojcik.

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

Others Present: William Emerson, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Chad Daines, Planning Manager, Chris Jacques, Principal Planner, Monique Spivey, Associate Planner, Cody Gleason, Planning Technician, and Cathy Griffin, Executive Assistant.

Opening Statement: not read

Final call for speaker request forms.

Audience: Approximately 3.

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

2C **DISPOSITION OF ABSENCE:** the absences of Chair Greg Loper and Commissioner John Gerard from the November 15, 2007 meeting.

3C **MINUTES:** the minutes of the Regular Meeting held November 15, 2007.

4C **CU07-21:** a Conditional Use Permit request for the Paradise Bakery (Owner Daniel E Patterson), 9918 W. Happy Valley Parkway #200, to allow an outdoor dining area located within Shops 2 of the Lake Pleasant Towne Center at the northwest corner of Lake Pleasant Parkway and Happy Valley Parkway, was approved

5C **CU07-22:** a Conditional Use Permit request for the Lakeside Bar & Grill, 9980 W. Happy Valley Parkway #1101, to allow an outdoor dining area located within Shop 3 of the Lake Pleasant Towne Center at the northwest corner of Lake Pleasant Parkway and Happy Valley Parkway, was approved.

Commission Action: Commissioner Louis moved to approve the Consent Agenda items 2 through 5C. The motion was seconded by Commissioner Compton. Upon vote, the motion carried unanimously.

- 1C** **CU07-20:** A Conditional Use Permit request for indefinite continuous for Starbucks in the Lake Pleasant Pavilions commercial center, 24654 N. Lake Pleasant Parkway, Suite 101, Peoria, AZ 85383, to allow an outdoor dining area.

Commission Action: Commissioner Gerard moved to continue indefinitely Case CU07-20. The motion was seconded by Commissioner Compton. Upon vote, the motion carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 6R** **Community Development 2007-2009 Planning Division Work Plan:** Discussion and possible action to recommend to the City Council adoption of the 2007-2009 Planning Division Work Plan.

Chad Daines, Planning Manager, explained that the purpose of the work plan helps reflect organizational goals and priorities, it helps define what requires budget in terms of planning studies, and it helps organize the planning studies and other work products for the staff and help balance the resources and activities so that service delivery goals are maintained to our development client as well as other priorities for the community.

The work plan is a consolidation of a number of different venues from City Council, the 12 month policy agenda, the Council Workshops and other forms help shape the work program and the different elements that it contains.

Mr. Daines briefly explained the following items on the work plan:

- Sports Complex/Entertainment District Urban Design Study
- Old Town/Grand Avenue Revitalization Plan Update
- Design Review
- Annexation
- General Plan
- Census 2010
- 303 Build Out / ASU Decision Theater
- 303/LPP Employment Corridor Infrastructure Planning
- Historic Preservation
- Utility Transformer Screening
- Zoning Code Amendments
- Planning Process Enhancements
- Gateway Study
- Joint Planning – Shared Revenue Zone with Phoenix

Discussion ensued between the Planning Commissioners and Mr. Daines regarding mixed-use development, utility transformer screens, the importance of design review, county island neighborhood input on annexations, and a potential field trip with the City Council to the ASU Decision Theater.

Commission Action: Commissioner Gerard moved to recommend to City Council approval of the Community Development 2007-2009 Planning Division Work Plan. The motion was seconded by Commissioner Louis. Upon vote, the motion carried unanimously.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF: Mr. Daines had follow-up to an item that Commissioner Wojcik had mentioned at a previous meeting. Planning staff, Jack Stroud, Code Compliance Supervisor, and staff in the Deputy City Attorney's office, has been trying to locate the Ordinance in the City of Surprise relative to absentee landowners. Chair Loper stated that on the City of Surprises' website it is referred to as a rental control ordinance and the City of Tempe has a similar ordinance.

REPORT FROM THE PLANNING AND ZONING COMMISSION:

Chair Loper requested a copy of the Planning staffs' business cards.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:00 p.m.

Greg Loper, Chair

Date Signed