

A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers, 911 S. Arizona Boulevard, Coolidge Arizona. Chairman Marsh called the meeting to order at 7:02 p.m. Those present in addition to Chairman Marsh were Commissioners Don Williams, Clarence White, Robert Harrison and Pete Kinser. Commissioners Noah Hiscox and Steve Hudson were absent. Also present were City Attorney, Tina Vannucci, and Senior Planner Sue Laybourn.

PLEDGE OF ALLEGIANCE

Commissioner Harrison led the Pledge of Allegiance.

Approval of the minutes for the regular meeting held on July 8, 2009.

There was no discussion on the minutes. **MOTION** was made by Commissioner White to approve the minutes as presented for the Regular Meeting of July 8, 2009. **SECOND** was made by Commissioner Williams and passed unanimously.

Presentations:

NONE

NEW BUSINESS

COOLPZ – 016-09: Land split request by Bryan Hart, site comprises 1.883 acres m.o.l., located to the east of N Arizona Blvd (SR 87) to the south of Ruins Drive - 1475 N Arizona Blvd, APN 203-13-004F.

Senior Planner Sue Laybourn stated that the split was for two parcels, including CSK Auto. She added that the main issue is whether the new lots will meet the requirements of the C-2 General Business Zone as well as whether the setbacks of the existing building would still be acceptable. The setbacks are still in compliance with the Zoning Code. The proposed split also meets the requirements of the City Code in terms of lot splits. Alexander Creedman, representing the applicant, stated that the client requested the split because CSK wants their own parcel for tax purposes. It will make the other lot easier to market in future. Chairman Marsh asked whether a new user had been identified at this time. Mr. Creedman said that there wasn't at present. **MOTION** was made by

Commissioner Williams to approve and recommend to the City Council. **SECONDED** by Commissioner Kinser motion carried.

COOLPZ – 018-09: Land split request by Thunder Trail Investments, site comprises 6.85 acres m.o.l., located immediately south of the half-section line between E Vah Ki Inn Road and E Kenilworth Road and west of Valley Farms Road – 11293 N Thunder Mountain Trail, APN 202-28-002S.

Senior Planner Sue Laybourn said that the proposal was to create three parcels in the Agricultural (AG) zone. She stated that it meets the requirements of the zone in terms of lot area and width. It also meets the requirements for land splits as defined in the City Code. She added that the two front parcels would have direct access from E. Scott Drive and that there would be a forty (40) foot wide access (recorded) to the parcel at the rear. Commissioner Kinser asked if the new lots would be large enough for septic systems. Ms. Laybourn replied that this was the case. She added that the City has to provide a letter to Pinal County giving clearance to septic tanks on properties such as this one. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council. **SECONDED** by Commissioner Williams motion carried.

COOLPZ – 019-09: Land split request by Laurie Castillo on behalf of Imagine Schools, site comprises 27.557 acres m.o.l., located north of W Vah Ki Inn Road and east of Skousen Road – 1290 W Vah Ki Inn Road, APN 203-16-009AS.

Senior Planner Sue Laybourn said that this split was for three parcels in an Agricultural (AG) zone. She stated that the proposed split meets the requirements of the zone in terms of lot area and width and also meets the City Code's requirements for lot splits. She added that the applicant was doing the split for finance purposes. Commissioner Williams asked if this property was part of the old Moore place. Ms. Laybourn said that it was part of the old Lewis Trailer Park. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council. **SECONDED** by Commissioner White motion carried.

REPORT FROM CHAIRMAN/CITY

None.

CALL TO THE PUBLIC

None.

ADJOURNMENT

MOTION was made by Commissioner Williams to adjourn the meeting. **SECONDED** by Commissioner Kinser motion carried. Meeting adjourned 7:15 pm.