

**CALL TO ORDER**

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. Don Williams, acting as Chairman called the meeting to order at 7:01 p.m. Those present were Commissioners Don Williams, William Pertzborn, Nitza Verdugo-London, Jesse Cañez.. Chairman Steve Hudson, and Commissioners Robert Harrison and Pete Kinzer were absent. Also present was Growth Management Director Alton Bruce.

**PLEDGE OF ALLEGIANCE**

Acting Chairman Williams led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

Commissioner Cañez moved approval of the minutes of the October 20 meeting. Commissioner Verdugo-London seconded. Motion passes unanimously.

**PRESENTATIONS:**

*NONE*

**OLD BUSINESS**

*NONE*

**NEW BUSINESS**

**COOLPZ 10-11-2 CU** Application for a Conditional Use for a Church in an Agricultural Zone located at 1814 W. Martin Road, APN 209-25-006B.

The Growth Management Director presented information on this case. This parcel was sold to the 1<sup>st</sup> Baptist Church by the City of Coolidge with the understanding that a new church building was to be located on the site.

Richard Wright, representing the 1<sup>st</sup> Baptist Church spoke of the plans to build a new chapel on this location. Commissioner Williams asked about the wash located at the rear of the site. Mr. Wright stated that drainage issues would be addressed as part of the site plan. Commissioner Verdugo-London asked about whether parking would

be located on the site occupied by the current church building. Mr Wright replied in the affirmative and GM Director Bruce referenced the site plan which showed the parking location. Commissioner Verdugo-London asked about a potential start date and Mr. Wright replied that they hoped to begin site work in the next few months.

Zandy Laroque, a member of the congregation also spoke in favor of the project indicating that their current building was too small to accommodate the congregation and stating that the two lots would be combined. Commissioner Williams asked about the historic status of the church and whether that would present an impediment to their plans. Ms. Laroque indicated the current building was constructed in 1937 and that they would preserve the plaque commemorating its construction. GM Director Bruce indicated that the site was not designated historical and that, since the project would not be using public funds, there would be no problem with demolishing the building. After a brief discussion by the Commission, Commissioner Pertzborn **moved** to approve this CUP. Commissioner Cañez **seconded** the motion. **Motion passed unanimously.**

**COOLPZ – 10-12-18 SUP:** An application for a Special Use Permit for a Private Correctional Facility submitted by the City of Mesa for property they own located between Storey and Steele Roads, west of Fast Track Road, APNs 401-21-050 & 401-21-051B. GM Director Bruce reported that this application would provide a possible alternate site for the Private Correctional Facility proposed by Management Training Corporation (MTC) and entitled by the City at the northwest corner of Randolph and Vail. This Special Use Permit would only be utilized if the original site proved not to be viable.

Natalie Lewis of the City of Mesa City Manager's office spoke in support of this proposal and addressed the City of Mesa's support for the project and their hope to provide a viable alternative. Kirk McCarville of Land Advisors, who is working with MTC and Hale-Mills Construction on the prison project spoke in favor of the SUP and stated that having an alternative site would be helpful to include in the proposal.

Commissioner Cañez moved to forward the Special Use Permit to the City Council with a recommendation for approval. Commissioner Verdugo-London seconded. Motion passed unanimously.

**REPORT FROM CHAIRMAN/  
GROWTH MANAGEMENT  
DIRECTOR**

Growth Management Director Alton Bruce reported on cases that might come before the Commission in the coming months.

No members of public spoke.

**CALL TO THE PUBLIC**

**ADJOURNMENT**

**MOTION** was made by Commissioner Pertzbonr to adjourn the meeting. **SECONDED** by Commissioner Cañez. **Motion carried.** Meeting adjourned 7:58 pm.