

Regular Meeting

June 8, 2011

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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. Chairman William Pertzborn called the meeting to order at 7:00 p.m. Those present were Commissioners Don Williams, William Pertzborn, Nitza Verdugo-London, Jesse Cañez and Brent Kempton. Also present was Growth Management Director Alton Bruce.

PLEDGE OF ALLEGIANCE

Chairman Pertzborn led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Commissioner Williams **moved** approval of the minutes of the May 4, 2011 regular meeting Cañez **seconded. Motion passes unanimously.** Commissioner Williams **moved** approval of the minutes of the May 18, 2011 special meeting Cañez **seconded. Motion passes unanimously.**

PRESENTATIONS:

NONE

OLD BUSINESS

NONE

NEW BUSINESS

COOLPZ – 11-01-02 LS: A Land Split by Ronald and Kenneth Brown et al for the property located at 1751 S. Arizona Blvd on Assessors Parcel Number 205-17-0550. Property Zoned C-3.

Growth Management Director Bruce presented the proposed lot split required for the Dollar General project and discussed the other entitlement steps that would be required to bring this project to fruition.

Commissioner Williams asked about whether an alley actually existed at this location. Bruce indicated that there is a platted alley but that it is not improved.

Commissioner Verdugo-London asked about how the project would impact the house shown on the aerial photo. Bruce explained that the aerial photo does not register precisely with the lot lines and that the house will meet the required setbacks from the property line.

Chairman Pertzborn invited the property owners, who were in the audience, to speak to the issue if they so desired. The owners declined.

Commissioner Cañez **moved** to recommend approval of the Lot Split as presented. . Commissioner Verdugo-London **seconded**. **Motion carried unanimously.**

COOLPZ – 11-05-03 CU: A Conditional Use Permit by Apostolic Tabernacle for a church located at 424 S. Main St. on Assessors Parcel Number 205-05-0990. Property Zoned I-2, Conditional Use Permit Required

Director Bruce presented the proposal for the CUP for a church in the downtown and indicated that the traditional concerns for churches had to do with parking and with the former requirement that banned liquor licenses within 300 feet of churches. The second concern has been eliminated by a recent City Council action creating a downtown entertainment zone.

Commissioner Williams asked about whether a contract was required between the proposed church and the City for parking in the City's lot. Bruce indicated that the City plans to improve the lot and maintain for that purpose.

Commissioner Williams asked if there was any problem concerning the building being in the Historic District. Bruce indicated that the use would have no impact on the

possible historic nature of the building.

Mr. Chambers and Mr. Combs, representing the church came to the podium and discussed their plans. Mr. Husted the property owner also approached the podium.

Chairman Pertzborn asked about the portion of the building that would be used for church purposes. Mr. Husted indicated that the office space in the front would be for church services and that the shop in the back would be available for fund raisers or storage. The Church is leasing the entire 4000 square feet of the building.

In response to a question from the Commission, Mr. Husted indicated that no significant improvements are planned for the building other than signs and that the Church will apply to the City for sign permits.

In response to a question from Commissioner Verdugo-London, the applicants indicated that they hoped to be in operation at this location within 90 days.

A discussion about the City's plans for other off-street parking followed. In response to a question, the applicant indicated that they have approximately 30 members currently in Coolidge.

Commissioner Williams **moved** and Cañez **seconded** approval of the Conditional Use Permit. **Motion carried unanimously.**

COOLPZ – 11-05-04 CU: A
Conditional Use Permit by Johanna
Medical LLC for a Medical Marijuana
Dispensary located at 1425 N. Arizona
Blvd. (in the Safeway Plaza) on Assessors
Parcel Number 203-13-004D. Property
Zoned C-2, Conditional Use Permit

Required.

Mr. Bruce introduced the representative for Johanna Medical. Cameron Carter, of Rose Law Group representing the applicant made a short presentation regarding their proposed use. He focused on security and operations aspects of the proposed use.

A lengthy discussion about security concerns followed. In response to a question from the Commission, Mr. Carter indicated that principals involved in this proposal were from Arizona and not involved in any out-of-state medical marijuana businesses.

Commissioner Verdugo-London **moved** approval of the Conditional Use Permit.. Commissioner Cañez seconded the motion. **Motion passed unanimously.**

COOLPZ – 11-05-05 CU: A Conditional Use Permit by Jamestown LLC for a Medical Marijuana Dispensary located at 232 W. Coolidge Ave. on Assessors Parcel Number 205-05-102A. Property Zoned I-2, Conditional Use Permit Required. **Application Withdrawn.**

This application was withdrawn by the applicant.

COOLPZ – 11-05-06 CU: A Conditional Use Permit by Arvin & Elvis Saloum for a Medical Marijuana Dispensary located at 1425 N. Arizona Blvd. (in the Safeway Plaza) on Assessors Parcel Number 203-13-004D. Property Zoned C-2, Conditional Use Permit Required.

This application was withdrawn by the applicant.

COOLPZ – 11-05-07 CU: A Conditional Use Permit by Bryan Hill for a Medical Marijuana Dispensary located at 1425 N. Arizona Blvd. (in the Safeway Plaza) on Assessors Parcel Number 203-13-004D. Property Zoned C-2, Conditional Use Permit Required.

Bryan Hill made a short presentation to the Commission regarding his proposal for a Dispensary at the same location as the earlier applicant. His medical director, Dr. Don Hill, an oncologist was also in attendance.

Commissioner Pertzborn asked about his proposal that included a “vending machine” for the product would be used as part of this proposal. Mr. Hill gave considerable information about the equipment that would include fingerprint verification of the patient and would provide an additional security for the dispensary.

Mr. Hill indicated that the equipment would support credit and debit cards and that no cash would be accepted in the machine. Mr. Hill discussed his security plans and the proposed layout and operation of the business.

Dr. Hill spoke about how the Dispensaries will be located around the state and how the process would be applied after the initial round.

Commissioner Williams **moved** and Commissioner Kempton **seconded** approval of the Conditional Use Permit. **Motion Carried unanimously.**

**REPORTS FROM THE
CHAIRMAN/GROWTH
MANAGEMENT DIRECTOR**

Growth Management Director Alton Bruce reported briefly various projects being discussed at the City.

CALL TO THE PUBLIC

No members of public spoke.

ADJOURNMENT

MOTION was made by Commissioner Kempton to adjourn the meeting. **SECONDED** by Commissioner Williams **Motion carried.** Meeting adjourned 8:03 pm.