

Regular Meeting

August 3, 2011

Page 1

**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 June 8, 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**

**COOLPZ – 11-04-02 CU Amended:** A Conditional Use Permit by Greenlife Caregivers of Arizona for a Medical Marijuana Cultivation Facility and Dispensary located at 1341 W. Industrial Dr. (in the Coolidge Industrial Park) on Assessors Parcel Number 209-25-0150. Property Zoned I-2 Conditional Use Permit required.

Growth Management Director Bruce stated that, while the applicant had indicated that they would attend the hearing, they had not yet arrived and that the Commission could choose to move on with other agenda items and return to this one if and when the applicant made an appearance. With the consent of all Commission members, the Chairman Pertzborn proceeded to the first item of New Business.

**NEW BUSINESS**

**COOLPZ – 11-07-04:** Major Site Plan Request for a Dollar General Store by Southwest General Development for the property located at Northeast corner of Arizona Blvd. and Taylor Streets and legally described as Lots 1, 2, 3 and 4, Block 1, McIntyre Second Addition, Assessors Parcel Numbers 205-18-0010, 205-18-0020 and 205-18-004C and a portion of 205-17-055.

Growth Management Director Bruce reviewed the history of the entitlements for this project and presented the proposed site plan. Director Bruce then presented the staff report on the proposal and indicated that staff recommended that, based on an earlier discussion with the applicant, that a stipulation be placed on the approval that the north, south and west facades of the building be finished with stucco or similar finish rather than metal siding. Mr. Bruce indicated that the two other stipulations recommended by staff were that curb, gutter and sidewalk be included on the Taylor Ave. frontage and that provisions be made for a future cross access easement to the parcel to the north. He indicated that staff was willing to lose a couple of parking spaces when this easement was activated upon development of the adjacent site. Bruce also stated that there needs to be a requirement that, as part of the building permit process, the applicant needs to work through Pinal County to combine the multiple parcels into a single parcel.

Beau Woodring of Southwest General Development, developer of the property addressed the Commission. Mr Woodring indicated that he was somewhat surprised by the stipulations in that neither the Zoning Code nor the General Plan clearly state any such requirement for improved facades and that metal siding was a “brand”

for Dollar General. But, that being said, he was willing to compromise with a finish on three sides. Again, with the sidewalk requirement, it was surprise to them given that Taylor Ave. and the neighborhood in general did not have such improvements. However, he indicated that they were willing to install the curb and gutter but felt it should be the City's responsibility to install any necessary pavement that would be required to match up to these improvements. Mr. Bruce indicated that he would be willing to take such a request forward to the Council and the Public Works Department.

Commissioner Verdugo-Aldritch questioned why staff was asking for curb and sidewalk. Mr. Bruce indicated that, just as we would expect such improvements in any of the new subdivisions and we intend to set that same higher bar for the older neighborhoods as they develop. Bruce went on to say the façade improvements were consistent with Dollar General developments in Casa Grande and Eloy.

Commissioner Williams indicated that in most commercial developments, requirements are for curb, gutter, sidewalk and pavement. Mr. Woodring reaffirmed that he would install the curb and gutter. Commissioner Williams asked about one of the symbols on the plans and, after some discussion, it seemed to be a street light. A short discussion was held about the cross-access easement and the curb, gutter and sidewalk

Commissioner Williams **moved** to recommend approval of the Site Plan as presented with the stipulations for finish on the north, south and west sides, the installation of curb, gutter and sidewalk, the provision of a cross-access easement to the property to the north and that the parcels be combined. Commissioner Cañez **seconded**.

**Motion carried unanimously.**

Noting the the applicants for **COOLPZ – 11-04-02 CU Amended** were in the audience, Chairman Pertzborn returned to this case.

Director Bruce indicated that this proposal is for the CUP for a Medical Marijuana Use, specifically a combined cultivation facility and dispensary as provided for in the Medical Marijuana Provisions. This proposal was continued from a previous meeting and was amended to include the dispensary use.

The applicant presented the floor plan and the business plan for this use. She discussed security and the layout of the facility. Commissioner Verdugo-Aldritch asked whether they would be growing for other dispensaries. Ms. Ross indicated that the state has not clarified whether they will be allowed to grow for other dispensaries. The applicant confirmed that there will be no access for the patients to the growing area, that there will be 24-hour security on the side and that the roll-up doors will be adequately secured. In response to a question from Chairman Pertzborn, the applicant indicated that there would be up to fifty employees but that it would depend on how patients they were serving.

There was a discussion about the State's timeline for issuing licenses and the current lawsuit. Commissioner Williams asked if the confined area could result in a "contact high" for the employees. The applicant indicated that there was not such risk. In response to a question from Commissioner Verdugo-Aldritch that they planned no infusion operation at this location. In response to a question from Chairman Pertzborn, the applicant discussed the security procedures for employees.

Commissioner Verdugo-Aldritch asked about the total capacity of the operation. The answer is roughly 1000 plants. The Commission then reviewed the facility plan in some detail. Mr. Bruce recommended to the applicant consult the State Fire Marshall about required exit and other requirements.

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

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

Chairman Pertzborn encouraged everyone to attend the prison hearing on the 18<sup>th</sup>. Growth Management Director Alton Bruce reinforced the Chairman's invitation and discussed the process the Department of Corrections will be going through.

**CALL TO THE PUBLIC**

Mayor Shope and Vice Mayor Lopez spoke briefly at the Call to the Public expressing their appreciation to the Commission for their service.

**ADJOURNMENT**

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**MOTION** was made by Commissioner Kempton to adjourn the meeting. **SECONDED** by Commissioner Cañez **Motion carried.** Meeting adjourned 8:07 pm.