

Special Meeting

July 23, 2008

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7:00 P.M.

A Special 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 Williams called the meeting to order at 7:00 p.m. Those present in addition to Chairman Williams were Commissioners Clarence White, Robert Harrison, Robert Marsh, Pete Kinser and Noah Hiscox. Also present were City Attorney, Tina Vannucci, Senior Planner Sue Laybourn, Jacque Hendrie-Henry, Executive Assistant. See attached list.

PLEDGE OF ALLEGIANCE

Commissioner White led the Pledge of Allegiance.

Presentations:

NONE

NEW BUSINESS

COOLPZ-016-08: A rezoning request by Carl Douglas on behalf of Stinger Welding, to change 39.43 acres m.o.l from Agricultural (AG) to 12.108 Commercial (C-3) and 27.322 to General Industrial (I-2) located on the Southeast corner of Highway 87 and Randolph Road. APN 401-30-002.

Senior Planner Laybourn stated that the proposal was to rezone the property to I-2 General Industrial to the rear and C-3 General Services along the Highway 87 frontage. She added that the General Plan had been amended to accommodate industrial use at this location because of the proximity of both the highway and the Union Pacific Railway Line. The Rezoning is to allow for the expansion of the company which would be hiring 50 new employees. ***PUBLIC HEARING:*** There were none. Commissioner Hiscox asked the applicant whether the company would still be dealing with local clients, e.g. repairing tractors. Mr. Carl Douglas, the applicant, stated that they would. Commissioner White stated that he had several conversations with people in Randolph about the proposal and said that it had met with universal approval. He said that Randolph residents have stated that Mr. Douglas has gone out of his way to be a good neighbor. He had heard that said many times and believed that Mr. Douglas

should be a role model for other companies locating to that area. He asked what would happen to water run-off because the water tends to flow to the north west side of that property. Mr. Douglas replied that he had employed Hansen Engineering to design a retention basin and will be using the railway easement on the east side, along the railway tracks. He added that the site will be graded so that water drains to this retention basin on the east side and that there will also be underground pipes. Commission White asked about the provision of a fence and whether that would include the south side of the site, because there is a neighbor with 12 acres. Mr. Douglas said that they will use screening, most likely, a block fence. Commissioner Marsh asked about the culvert that ran under Highway 87 and asked whether it was Mr. Douglas' responsibility. Mr. Douglas replied that it belonged to ADOT, who have a big right of way because of future expansion plans. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council. **SECOND** was made by Commissioner Hiscox and passed unanimously.

COOLPZ-017-08: A Major Site Plan request by Carl Douglas on behalf of Stinger Welding, located on the Southeast corner of Highway 87 and Randolph Road. APN 401-30-002.

Senior Planner Laybourn stated that the proposal was for three steel framed buildings, totaling 158,000 square feet to accommodate the proposed expansion of Stinger Welding. The buildings would be located at the center of the site and so, not only were the setback requirements met, but they were exceeded. She added that the applicant has worked with the Public Works Director to resolve outstanding issues. **PUBLIC HEARING:** There were no comments. Commissioner Kinser asked whether the proposed chain link fence would eventually be replaced by a block fence and whether the applicant would be comfortable if the Commission was to suggest a time frame in which the block fence would have to be completed. Mr.

Carl Douglas, the applicant, said that he did not have a problem with that. Commissioner Kinser asked whether a year would be acceptable. Mr. Douglas replied that this would be fine. Chairman Williams suggested that two years may be better. Commissioner Kinser agreed that this would be sensible and Mr. Douglas agreed that this would be more reasonable. Commissioner Marsh stated that there was a lot of activity going on in that area and asked staff what was being done in terms of road improvements. Ms. Laybourn stated that El Pas Natural Gas, Transcanada and Western Emulsions were all making contributions to make improvements to Randolph Road. Linda Myers, representing the applicant, said that they had talked to the City about establishing an escrow account for all parties to add to, for road improvements. Mr. Douglas stated that he would be more than happy to contribute. Commissioner Marsh asked about the big house across the street. Ms. Laybourn said that this house had recently been purchased by El Paso. Commissioner Harrison asked whether a turning lane would be provided on Highway 87. Mr. Douglas replied that it would be up to the City how the road would be designed. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council with the following stipulations: That a block wall is constructed in two (2) years; and that the applicant contributes his share of the improvement for Randolph Road. **SECOND** was made by Commissioner Marsh and passed unanimously.

**REPORT FROM CHAIRMAN/CITY
PLANNER**

Senior Planner Laybourn advised that in September they would have one item and staff was proposing to invite the City Council to a joint workshop to discuss the new Zoning Code, Subdivision Code and Design Guideline. Ms. Laybourn will do a brief summary of high lights. It was decided to put the item on August agenda

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and have a workshop with the Council later in September as the Chairman and Co-Chairman are going to be gone.

CALL TO THE PUBLIC

Councilmember Curry advised the Commissioners that they looked good on TV.

ADJOURNMENT

MOTION was made by Commissioner White to adjourn the meeting at 7:21 p.m. **SECOND** was made by Commissioner Harrison and passed unanimously.