

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 Williams called the meeting to order at 7:01 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 Senior Planner Sue Laybourn. See attached list.

**PLEDGE OF ALLEGIANCE**

Commissioner Harrison led the Pledge of Allegiance.

**Approval of Minutes for the Regular Meeting held on June 4, 2008.**

There was no discussion on the minutes. **MOTION** was made by Commissioner Hiscox to approve the minutes as written for the Regular Meeting of June 4, 2008. **SECOND** was made by Commissioner Marsh and passed unanimously.

**Presentations:**

**NONE**

**NEW BUSINESS**

**COOLPZ-015-08:** Renewal of the Rezoning of 15 acres from Agricultural (AG) to General Services (C-3) on the Northwest Corner of Highway 287 and Attaway.

Senior Planner Sue Laybourn stated that the zoning had been approved for two years and that the applicant had requested a one year renewal. She said that, hopefully, with the new Circle K being approved to the south of this site, that development would take place. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council. **SECOND** was made by Commissioner Marsh and passed unanimously.

**COOLPZ- 013-08:** Conditional Use Permit request by Patricia Cole to place a Manufactured Home in an R-3 Multi-family Residential Zone with a Manufactured Home overlay located at 338 W. Taylor Avenue, Coolidge, AZ, APN 205-18-017.

Senior Planner Laybourn advised that this request met the requirements. Public Hearing. None. **MOTION** was made by Commissioner Kinser to approve with the condition that a concrete driveway be completed within two (2) years. **SECONDED** by Commissioner Marsh passed unanimously.

**COOLPZ-012-08:** Land split request by Mark McVicker, located, APN 209-22-006L.

Senior Planner Laybourn stated that the parent parcel is over 5 and a half acres in size and that the proposal is to split this into lots of over 2.8 acres in size. The new lots would meet the requirements of the AG zone. Road access is provided for parcel B.2. and an access from the road is being provided for parcel B.1. Commissioner Kinser asked for clarification that there would be an access to the northern parcel because he did not want a "range war" to arise at some point in the future if and when the properties changed hands. Commissioner Hiscox stated that he was familiar with the area and confirmed that there was already ingress/egress on that property. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council. **SECONDED** by Commissioner Hiscox passed unanimously.

**Election of a new Co-Chairman**

**MOTION** was made by Commissioner Kinser to nominate Commissioner Hiscox as Co-Chairman. **SECOND** was made by Commissioner Marsh. A roll call vote was taken with Commissioners White, Harrison, Williams, Kinser and Hiscox voting in favor. Motion carried.

**REPORT FROM CHAIRMAN/CITY PLANNER**

Senior Planner Laybourn advised the Commissioners that there would be a special meeting of the Commission on July 23, 2008, to address two applications which would have favorable implications for the local economy. She also encouraged Commissioners to go through the draft Zoning Code, Subdivision ordinance and Design Guidelines and make as many suggestions and comments that they would like, because it was important that the Commissioners, Council Members and Citizens have ownership of these documents because they would be used for many years to come.

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**CALL TO THE PUBLIC**

Council Member Lister stated that someone had commented to him that everything that was done was always approved by Council. He stated that it was clear to him, having attended Planning and Zoning Commission meetings, that the proposals are scrutinized and he stated that he appreciated the professional job done by the Commissioners.

**ADJOURNMENT**

**MOTION** was made by Commissioner Kinser to adjourn the meeting at 7:25 p.m. **SECOND** was made by Commissioner Marsh and passed unanimously.