

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 Marsh called the meeting to order at 7:03 p.m. Those present in addition to Chairman Marsh were Commissioners Don Williams, Steve Hudson, Robert Marsh, Pete Kinser, Robert Harrison and Noah Hiscox. Commissioner Clarence White was absent. Also present were City Attorney, Tina Vannucci, Growth Management Director Alton Bruce, Senior Planner Sue Laybourn and Executive Assistant Jacque Hendrie-Henry. See attached list.

PLEDGE OF ALLEGIANCE

Commissioner Hudson led the Pledge of Allegiance.

Approval of the minutes for the regular meeting held on April 8, 2009.

There was no discussion on the minutes. **MOTION** was made by Commissioner Hiscox to approve the minutes as presented for the Regular Meeting of April 8, 2009. **SECOND** was made by Commissioner Harrison and passed unanimously.

Presentations:

NONE

OLD BUSINESS

NONE

NEW BUSINESS

COOLPZ-008-09: A Rezoning request by Jeff Bauer on behalf of Heritage Environmental Services, LLC. on 28.15 acres m.o.l., located at 284 E Storey Rd., Legally described as APN 401-21-033B.

Senior Planner, Sue Laybourn stated that the proposal was to rezone 28.15 acres, north of Storey Road and east of Highway 87. The property was recently annexed into the City. She advised the Commission that there has been a recycling facility on the site since 1972. She said that the purpose of the application was to ensure that the right zoning is attached to the established use. The applicant had also applied for a Conditional Use Application for the same reasons. Commissioner Hudson asked if this facility was the old Proler facility. Ms.

Laybourn stated that it was. Commissioner Williams asked if there was going to be an expansion of the facility. Ms. Laybourn stated that there would be a four (4) acre truck depot. Commissioner Hudson asked who monitored the facility. Growth Management Director Alton Bruce said that he wasn't sure. Chairman Marsh asked which authorities the applicant would be accountable to. Mr. Bruce said that it would be state and county. There would be no City monitoring although we do require copies of the MSDM sheets because we provide fire protection. He said that he was only aware of one fire and the City has provided fire protection for the facility for many years. Commissioner Hudson asked about spills and how they are handled. Ms. Laybourn stated that she had asked the applicant about that and their policy is to clean up any spill immediately and place it into a compatible drum which is then properly labeled and shipped off site for disposal. Commissioner Kinser noted that the I-3 Zone is for mining and was concerned that if Heritage ceased operation, that someone could come in and start a mining operation. Ms. Laybourn said that mining was a principally permitted use in the zone. Chairman Marsh asked why the applicant was applying for a rezoning to I-3. Ms. Laybourn explained that the I-3 zone was most appropriate because of the requirement for remedial work when an operation is shut down, whether it would be mining or any other industry that could leave a trace. Chairman Marsh asked whether a condition could be attached to prevent mining. Mr. Bruce said no and that this is a heavy industrial zone and this is the most appropriate zoning for this use. He added that there are other uses planned for the area. Forty (40) acres to the south would accommodate a bio-diesel refinery and a tank manufacturer. This particular area seemed to be appropriate for the I-3 designation so that all of the heavy

industries could be clustered together. Commissioner Hiscox asked whether the applicant was expanding their operations. Mr. Bruce replied that this was the case. Chairman Marsh asked how much of the applicant's property remained in I-2 Zoning. Ms. Laybourn replied that the total area of the site was seventy-six (76) acres. Commissioner Williams asked whether the truck depot would be fenced. Mr. Bruce said that it would be. Commissioner Williams asked about security. Mr. Bruce replied that it would be similar to the security provided for the existing facility. Drums are stored inside trailers. **PUBLIC HEARING – None. MOTION** was made by Commissioner Hiscox to recommend approval to the City Council. **SECOND** was made by Commissioner Williams motion carried.

COOLPZ-006-09: A Conditional Use Permit request by Jeff Bauer on behalf of Heritage Environmental Services, LLC, located at 284 E Storey Rd, legally described as APN 401-21-033B.

Senior Planner Laybourn stated that there has been a facility on the site since 1972. Heritage Environmental has had a recycling facility on the site since 1998. The process and store hazardous waste. Staff recommended on the condition that they rezoning is approved by City Council. **PUBLIC HEARING – NONE. MOTION** was made by Commissioner Hiscox to approve on the condition that the Rezoning from I-2 to I-3 is approved by the City Council. **SECOND** by Commissioner Williams motion carried.

COOLPZ-007-09: A Major Site Plan request by Linette Snyder on behalf of Evergreen Devco, Inc. on 6 acres m.o.l, located at the southwest corner of Skousen and Vah Ki Inn, legally described as APN 209-19-001.

Senior Planner Sue Laybourn stated that the six (6) acre site was part of the Double R Ranch PAD which was approved in 2007, which includes 48.3 acres of commercial, including this corner. She added that the zoning is protected by a Development Agreement. The proposal is for a Walgreen's, three (3) commercial pads and a row of shops. She said that the proposal met the criteria for a Major Site Plan Review, is in keeping with C-2 zoning and

with the approved PAD. She recommended approval, subject to the Public Works Director's comment being addressed when the Improvement Plans are submitted. Linette Snyder, representing the applicant said that she was available if Commissioners had any questions. Chairman Marsh asked about Walgreen's timeframe. Ms. Snyder stated that it would not happen yet but that Walgreen's had asked Evergreen Devco to get everything ready. Growth Management Director Alton Bruce said that it would probably happen when homes start being built in Heartland once again. He added that Walgreen's were well known for being the first to establish a presence in growing areas. Chairman Marsh asked about the likelihood of an electronic signal being installed at the intersection before or during construction. Ms. Snyder replied that she was sure that it would be welcomed. Mr. Bruce said that plans call for that intersection to be signalized. Chairman Marsh asked whether signals had been installed at other commercial corners. Ms. Laybourn replied that this was correct. **PUBLIC HEARING – NONE. MOTION** was made by Commissioner Hudson to approve and recommend to the City Council. **SECOND** Commissioner Williams. **Chairman Marsh amended** the motion to include the stipulations: that the intersection is controlled electronically prior to a Final Certificate of Occupancy being issued; and that the Public Works Director's comments are addressed at the improvement plan stage. **SECOND** by Commissioner Kinser motion carried.

COOLPZ-012-09: The City of Coolidge is proposing to update the Zoning Map.

Senior Planner Sue Laybourn stated that the purpose of the amendment was to take account of previously approved PADs that were missed off the most recent version, due to an oversight on her part. The PADs are Papa 100, Verona and Crossroads, all of

Appointment of a Planning and Zoning Commissioner to the Downtown Partnership Committee.

REPORT FROM CHAIRMAN/CITY PLANNER

CALL TO THE PUBLIC

ADJOURNMENT

which have zoning protected by Development Agreements. **MOTION** was made by Commissioner Harrison to approve and recommend to the City Council. **SECOND** was made by Commissioner Kinser motion carried.

Senior Planner Laybourn stated that the Council would like a representative from the Planning and Zoning Commission. She stated that they will meet the third (3rd) Thursday of every month at 5:30 pm to carry forward the work of the Hyett Palma Study. **MOTION** was made by Commission Hiscox to recommended Bob Marsh. **SECOND** Commissioner Kinser motion carried.

Growth Management Director Alton Bruce updated the Commissioners on the Developments and Industrial areas.

None.

Commissioner Kinser made a motion to adjourn the meeting. Commissioner Williams seconded the motion. The vote to adjourn was unanimously approved. Meeting adjourned 7:50 pm.