

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

PLEDGE OF ALLEGIANCE

Commissioner White led the Pledge of Allegiance.

Approval of the minutes for the regular meeting held on August 6, 2008 and special meeting September 17, 2008 and Work Shop September 17, 2008.

There was no discussion on the minutes. **MOTION** was made by Commissioner Kinser to approve the minutes as written for the Regular Meeting of August 6, 2008, special meeting September 17, 2008 and work shop September 17, 2008. **SECOND** was made by Commissioner Marsh and passed unanimously.

Presentations:

NONE

OLD BUSINESS

NONE

NEW BUSINESS

COOLPZ-117-07: A Preliminary Plat request by Scott Lindquist representing Coolidge 96, LLC (Infinity Heights) on 96 acres m.o.l., located on the southeast corner of Woodruff Road and Curry Road, legally described as APN's 503-26-003A and 503-32-007.

Senior Planner Sue Laybourn stated that Infinity Heights PAD was approved in 2006 but was delayed due to the annexation. City Council approved PAD in September with P&Z stipulations. The preliminary plat conforms with the approved PAD and subdivision ordinance. The Public Works Director and the Fire Chief have approved the plat. **Public Hearing: None.** Commissioner Kinser asked about page 11 of the plat. He had some concern about the retention basin. Senior Planner Laybourn stated that page 6 relates to your concern of

retention. Commissioner Kinser asked if they put in commercial will it take away from open space. Sue stated that there was 15% total and 7% was useable open space. She further stated that the Public Works Director has reviewed the plat. She stated that the drainage and retention will be dealt with at the Major Site plan. **MOTION** was made by Commissioner Kinser to approve with the stipulations that the school agreement is approved before final plat. **SECOND** was made by Commissioner Hudson and passed unanimously.

COOLPZ-022-08: Land split request by Juan and Linda Federico, located at 970 S. Picacho Street, APN 205-14-147B.

Senior Planner Sue Laybourn stated that this request is to split the land into two (2) parcels of over ½ acre each. She further stated that each lot exceeds the maximum required area. She stated that the cumulative widths of parcel B is acceptable and meets setback requirements. **Public Hearing: None.** Chairman Williams asked if both lots meet the required setback. Ms. Laybourn stated yes and that the new lot is in excess of ten (10') feet. **MOTION** was made by Commissioner Kinser moved to approve and recommend to the City Council. **SECOND** was made by Commissioner Marsh motion passed unanimously.

REPORT FROM CHAIRMAN/CITY PLANNER

Senior Planner Laybourn reminded any further comments for the Zoning Code, Sub-Division Code and Design Guidelines needs to be forwarded to her.

CALL TO THE PUBLIC

None.

ADJOURNMENT

MOTION was made by Commissioner Kinser to adjourn the meeting at 7:14 p.m. **SECOND** was made by Commissioner Marsh and passed unanimously.