

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. Acting Chairman Steve Hudson called the meeting to order at 7:01 p.m. Those present were Commissioners Robert Harrison, Steve Hudson, Don Williams, Pete Kinser, Nietza Verdugo-London, Jesse Canez and Bill Pertzborn.. Also present were City Attorney, Tina Vannucci and Senior Planner Sue Laybourn.

PLEDGE OF ALLEGIANCE

Commissioner Kinser led the Pledge of Allegiance.

Approval of the minutes for the regular meeting held on December 9, 2009.

There was no discussion on the minutes. **MOTION** was made by Commissioner Harrison to approve the minutes as presented for the Regular Meeting of December 9, 2009. **SECOND** was made by Commissioner Kinser and passed unanimously.

Presentations:

NONE

NEW BUSINESS

Election of Chairman

Commissioner Kinser nominated Commissioner Hudson. The nomination was seconded by Commissioner Harrison and passed unanimously.

Election of Vice-Chairman

Chairman Hudson nominated Commissioner Kinser. The nomination was seconded by Commissioner Harrison and passed unanimously.

COOLPZ-09-11-32. Rezoning Request from R-1 Single Family Residential to C-2 General Business for the property located at 1116 N. Mesquite Lane and legally described as Lot 6, Block 3, Pueblo Vah Ki.

PUBLIC HEARING Senior Planner Sue Laybourn stated that a variance had been approved in 2006 for a reduced side set back for a commercial building on the parcel to the east of this site. The applicant wants to use the site, subject of the application, for car parking. The applicant is proposing to build a block wall around

the site and provide landscaping on the Mesquite Lane frontage and will also build the wall to take account of drainage issues on Mesquite Lane. Ms. Laybourn advised the Commission that the applicant will have to come back for site plan approval and that this would be another opportunity for public input.

Ms. Jan Ferguson, representing Bright International, stated that she was there to answer questions. She said that Ms. Laybourn had informed her of the problems currently being experienced in the neighborhood, with motorists using the site as a shortcut. She intends to have boulders placed on the site to prevent this. Mr. William Gaeta suggested that a temporary chain link fence would be a better solution. Ms. Ferguson said that she would look into it and understood the neighbors' concerns. Mr. Gaeta asked whether the parking lot would be paved. Ms. Ferguson replied that it would be. Mr. Gaeta asked Ms. Ferguson what was intended on the Mesquite Lane frontage. Ms. Ferguson replied that there would be landscaping.

Commissioner Kinser said that he understood the neighbors' concerns but added that the Commission was discussing the zoning of the site and not the appearance. He suggested conditions and that the applicant meets with the neighbors. Mr. Gaeta asked whether the drainage issues were being taken into account. Ms. Laybourn stated that staff had advised the applicant about the drainage issues. Mrs. Margaret Gaeta said that there had been a neighborhood meeting to discuss this and she asked how do staff and Commissioners know whether the applicant will get it done. Chairman Steve Hudson advised that the rezoning will go to the City Council for a decision. Ms. Laybourn said that the property owner has a responsibility to maintain the site and that City's Code

Enforcement staff can respond if there are concerns. Mrs. Gaeta asked whether the gas tanks had been removed. Ms. Ferguson said that they had been removed. Mrs. Gaeta stated that she didn't think they had been. Mrs. Gladys Christensen expressed her objection to the rezoning. Mrs. Phyllis Mikles also objected to the proposed rezoning. Mrs. Carol Whipple did not believe that the lot would be maintained and said that the City was doing nothing about the condition of vacant land elsewhere. She added that the neighborhood residents have no confidence that things will be done properly.

Commissioner Don Williams asked whether there would be chemical processing on the site. Ms. Laybourn said that there would not, because commercial zoning wouldn't allow for that. Chairman Hudson asked who owned the lot. Ms. Laybourn replied that the applicant did. Ms. Ferguson said that there would be a six foot high block wall along the Mesquite Lane frontage and that the site would be used for parking. Chairman Hudson asked about site access. Ms. Laybourn replied that staff would strongly recommend access to the site from Arizona Boulevard.

Mr. Gaeta asked what kind of wall would be built. Ms. Ferguson replied that it would be a six foot high block wall. Mr. Gaeta stated that he would prefer a seven or eight foot wall because of the noise from the Boulevard. Ms. Laybourn advised that anything higher than six feet would require a Conditional Use Permit. Mr. Gaeta said that he would like the wall to look nice. Chairman Hudson asked about parking lot access. Ms. Ferguson stated that it was likely to be off Vah Ki Inn Road or Arizona Boulevard. Mr. Gaeta said that he would like lights in the parking lot and asked when the fence would go up. Ms. Ferguson said that the fence would go up when the

rezoning was approved. Mr. Gaeta stated that people are presently cutting through the site, which is causing hassle for neighbors.

Mrs. Christensen said she was concerned about the possibility of manufacturing on the site. Ms. Laybourn replied that it would not be allowed.

DISCUSSION: MOTION was made by Commissioner Kinser to recommend approval to the Mayor and City Council. **SECONDED** by Commissioner Williams. The motion, was passed by a vote of six to one, with Commissioner Harrison voting against.

**REPORT FROM CHAIRMAN/CITY
PLANNER**

There were no reports.

CALL TO THE PUBLIC

Mr. William Gaeta expressed concern about the proposed rezoning for 1116 N. Mesquite Lane.

ADJOURNMENT

MOTION was made by Commissioner Williams to adjourn the meeting. **SECONDED** by Commissioner Kinser motion carried. Meeting adjourned 7:40 pm.