

Regular Meeting

May 4, 2011

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CALL TO ORDER

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 William Pertzborn called the meeting to order at 7:00 p.m. Those present were Commissioners Don Williams, William Pertzborn, Nitza Verdugo-London, Jesse Cañez.. Also present was Growth Management Director Alton Bruce.

PLEDGE OF ALLEGIANCE

Chairman Pertzborn led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Commissioner Williams moved approval of the minutes of the January 5, 2011 meeting subject to the following correction: The meeting was opened by Alton Bruce pending election of a Chairman. Commissioner Cañez seconded. Motion passes unanimously.

PRESENTATIONS:

NONE

OLD BUSINESS

NONE

NEW BUSINESS

COOLPZ – 11-03-02 PP: Preliminary Plat Request for Desert Ranches Phase II By Coolidge 160 Holdings LLC. Property is located West of Nafziger Rd. and South of Vah Ki Inn Road on Assessors Parcel Number 209-21-001Y

Paul Hansen the Engineer of Record on the project made a presentation on the proposed preliminary plat.

Commissioner Verdugo-London asked about secondary access to the site. Mr. Hansen replied that they were proposing emergency access through a crash gate on Kayley Court through KLC Ranch but that their traffic study did not indicate the need

for secondary access on an ongoing basis for the residents. Commissioner Williams indicated that, from a fire safety perspective, a secondary access was very important.

Commissioner Williams moved to approve the Preliminary Plat with the conditions that the ingress/egress issues be addressed and that the Fire Chief approve hydrant location as indicated in the staff report. Commissioner Verdugo-London seconded. Motion carried unanimously.

COOLPZ – 11-04-01 CU: A Conditional Use Permit by Alternative Wellness Inc. for a Medical Marijuana Dispensary located at 1431 N. Arizona Blvd. Suite B (in the Safeway Plaza) on Assessors Parcel Number 203-13-004D. Property Zoned C-2 Conditional Use Permit Required.

Craig Pittman, representing Alternative Wellness Inc., made a presentation on their proposed Medical Marijuana Dispensary. In response to question from the Commission, he addressed the security plan for the project.

Commissioner Verdugo-London asked about the structure and ownership of Alternative Wellness. Mr. Pittman indicated that the group was local formed in response to the passage of Prop 203. He indicated that it was a not-for-profit organization as required by the State rules. He introduced Dan Kirk who is the president of the corporation. He indicated that Coolidge was the only location they were proposing for.

In response to a question from Commissioner Williams, Mr. Pittman indicated that they had no objections from any of the other users in the plaza. Mr. Bruce indicated that they had done a mailing to all of the owners within 500 feet.

Mr. Pittman indicated that the business will present a very professional/medical appearance.

In response to a question from Commissioner Verdugo-Williams, Mr. Pittman indicated that they have not yet identified where their product will be grown.

Commissioner Cañez asked if the City's requirements were consistent with the State's requirements for security, etc. Mr. Bruce indicated that there was no conflict between Coolidge's rules and the states rules. He went on to indicate that some of Coolidge's rules were more stringent than the state had adopted, e.g. the prohibition on home delivery, and that in some cases the state's rules were more comprehensive than those the City had adopted but that there were no areas that conflicted.

Mr. Pittman clarified that the proposed suite was on the north end of the strip center that the Safeway store anchors.

In response to a question from Commissioner Verdugo-London, Mr. Pittman described the proposed layout and appearance of the facility. In response to a question from Commissioner Cañez, Mr. Pittman indicated that there will be panic buttons connected to the Police Department. In response to a question from Commissioner Verdugo-Williams, Mr. Pittman described the process that they will go through with the state indicating that it would probably be early in December before product would be available on the shelves. In response to a question from Commissioner Williams, Mr. Pittman indicated that, unlike liquor licenses, these licenses can not be sold to another individual.

Tina Vanucci, representing the City

Attorney's office suggested that a stipulation be placed on the Use Permit that, if the applicant did not receive a license from the state, the Use Permit would be rendered null and void.

Commissioner Verdugo-London, **moved** and Commissioner Williams **seconded** that the Conditional Use Permit for Alternative Wellness be approved subject to the stipulation described by the City Attorney. **Motion passed unanimously.**

COOLPZ – 11-04-02 CU: A Conditional Use Permit by Greenlife Caregivers of Arizona for a Medical Marijuana Cultivation Facility located at 1341 W. Industrial Dr. (in the Coolidge Industrial Park) on Assessors Parcel Number 209-25-0150. Property Zoned I-2 Conditional Use Permit

Billy Ross, the owner of Greenlife Caregivers made a short presentation regarding her company's proposed cultivation facility. Ms. Ross indicated that she and her husband owned the business and that her proposal was for a cultivation facility only and that there would be no customers coming to the site.

In response to a question from Commissioner Williams, Mr. Bruce indicated that the proposed building was in the Coolidge Industrial Park in the building known as the Mesa Fully Formed building. Mr. Bruce also indicated that Mr. Cassidy, the owner of the building was in the audience.

In response to questions about security, Ms. Ross indicated that they would secure the skylights and glass in the proposed location. In response to a question from Commissioner Cañez, Ms. Ross indicated that, while the state does not require background checks on all employees, only the license holders, her business would do background checks on her employees. In response to the Commission's questions, Ms. Ross discussed the details of the proposed security at the site.

Commissioner Verdugo-London indicated that she did not have sufficient information to decide on this case at this time. Ms. Ross indicated that her husband had planned to come but was ill and that she had not really had a chance to prepare for the meeting.

In response to a question from Commissioner Verdugo-London, Ms. Ross indicated that she and her husband are silent partners in a cultivation facility in California. They have been learning about the cultivation process from the facility in California. She and her husband, who just retired from the NFL, wanted to get involved in the business because of personal and family illnesses that could be addressed by Medical Marijuana.

Commissioner Williams **moved** to table this case until the next regular meeting. Commissioner Cañez seconded the motion. **Motion passed unanimously.**

Mr. Bruce indicated that there has been a request for the Commission to hold a special meeting on May 18 to consider rezoning in support of a proposed Dollar General store at the corner on Taylor and Arizona Blvd.

Commissioner Williams **moved** to hold a special meeting on May 18 at 7:00 pm. Commissioner Cañez seconded the motion. **Motion passed unanimously.**

**REPORT FROM CHAIRMAN/
GROWTH MANAGEMENT
DIRECTOR**

Growth Management Director Alton Bruce reported briefly various projects being discussed at the City.

CALL TO THE PUBLIC

No members of public spoke.

ADJOURNMENT

MOTION was made by Commissioner Williams to adjourn the meeting. **SECONDED** by Commissioner Cañez **Motion carried.** Meeting adjourned 8:10 pm.