

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 Chairman William Pertzborn, Nitza Verdugo-London, Jesse Cañez and Brent Kempton. Also present was Growth Management Director Alton Bruce.

PLEDGE OF ALLEGIANCE

Chairman Pertzborn led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Commissioner Kempton **moved** approval of the minutes of the August 3, 2011 regular meeting Cañez **seconded**. **Motion passes unanimously.** .

PRESENTATIONS:

NONE

OLD BUSINESS

COOLPZ – 11-08-05 A PAD Amendment for the property south of Martin Rd. and west of Arizona Blvd/5th Street known as the Crossroads PAD located on parcels 20931001A, 20931001D, 20931001E and 209310100. Applicant proposes to relocate Recreational Vehicle and Manufactured Housing uses from the southeast portion of the property to the northern portion of the property along Martin Road.

Mr. Bruce presented the details of the case. The original PAD was approved in 2000 but was never developed. The current applicant wishes to relocate the RV portion of the project up to the north boundary rather than the southeast as was shown on the original PAD plan specified. Bruce indicated that the applicant was in the process of preparing an amended plan that addresses some of the issues raised in the staff report including ingress/egress issues.

John Stansel, the engineer representing the applicant presented the proposal. He presented the draft plan for the RV/Manufactured home park on the north end of the property and a second draft showing the main entrance on the east side of the property which is contingent on relocating the intersection of 5th street further to the south. He indicated that both plans come close to 15% total open space which is consistent with what the City generally requires for PADs. In response to a question from Chairman Pertzborn, Stansel indicated that crash gates for emergency ingress/egress. There was a discussion about improvements necessary to allow the main entrance on 5th Street.

Bruce indicated that approval of the PAD amendment is not the final action in this matter. A future hearing would be held on the final site plan for the property.

Two residents who live on Martin Road expressed concern about the potential for this project opening onto Martin Road because of existing traffic issues with the road. They were not opposed to the project if the entrance is moved to 5th St.

Commissioner Canez **moved** and Commissioner Verdugo-London **seconded** approval of the PAD Amendment. **Motion Passed unanimously.**

COOLPZ – 11-09-07 CUP: An Application for a Conditional Use Permit by Martha Rodriguez to operate a Children’s Day Care on the property at 585 W. Roosevelt Ave., (APN 204-08-0800) in an R-1 Single Family Zone.

. Growth Management Director Bruce presented the details of the case and the staff report. He also indicated there had

been a number of inquiries of the public and one neighbor who had objected to the operation of any business in a residential zone.

Ms. Martha Rodriguez, the applicant, indicated that she would be operating a Day Care Center for up to 10 children. In response to questions from the Commission, Ms. Rodriguez indicated that there would only be one employee. She indicated that she hoped to relocate into a commercial zone in the near future. She also indicated that that her experience has been that there might be up to three cars in front of the operation at one time. She further indicated that she is working towards providing 24 hour services but is not currently doing so. Ms. Rodriguez confirmed the property is a rental and is not her residence.

Ms. Jean Lynch, a neighbor from 541 W. Roosevelt testified in opposition to the Conditional Use Permit. She indicated that the zoning is R-1 and that the operation of a business in that area was not compatible with the residential character of the area. She is concerned about traffic, the safety of loading and unloading, and that she wanted to preserve the area as the quiet, peaceful residential area that it has been for the 62 years she has lived there.

Martha Sheridan, one of the clients of Ms. Rodriguez, spoke in favor of the use and expressed great appreciation for the services that had been provided her children. If the Use Permit is not approved, she would lose access to a great quality service.

Mrs. Rodriguez husband, responding to Ms. Lynch, clarified that it is a temporary location and that, with only 10 children, the amount of traffic and disruption would be minimal.

Mr. Bruce indicated that the Conditional Use Permit could be granted with an annual review to determine if there are adverse effects on the neighborhood. Commissioner Canez **moved** and Commissioner Kempton **seconded** approval of the CUP with a review in one year and all of the other stipulations listed in the staff report except that the parking requirement be modified to two off-street parking spaces. **Motion Passed unanimously.**

NEW BUSINESS

COOLPZ – 11-10-09 RZ: An Application by Kenneth Brown to Rezone the property at 1023 S. Arizona Blvd (APN 205-16-0180) from C-2 General Business Zone to C-3 General Service Zone.

Mr. Bruce presented the case for rezoning of this property to C-3 indicating that much of the surrounding properties and along Arizona Boulevard is zoned C-3. He indicated that the property had been used in the past for auto related uses which is more consistent with the C-3 zoning. He further indicated that the C-3 designation is consistent with the General Plan for the area.

Commissioner Kempton asked what types of uses would be allowed by right in the C-3 designation. Bruce indicated that there is a body shop that is interested in the property. Commissioner Canez asked if the lot goes all of the way through. Bruce indicated that the lot does extend to 4th street. Ms. Verdugo-London asked about the residential uses adjacent to the rear of the property

Commissioner Kempton **moved** and Commissioner Verdugo-London **seconded** forwarding the rezoning to Council with a positive recommendation. **Motion Passed unanimously.**

**REPORTS FROM THE
CHAIRMAN/GROWTH
MANAGEMENT DIRECTOR**

.Mr. Bruce spoke briefly of cases that will be coming to the Commission in December.

CALL TO THE PUBLIC

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ADJOURNMENT

MOTION was made by Commissioner Kempton to adjourn the meeting. **SECONDED** by Commissioner Cañez **Motion carried.** Meeting adjourned 8:07 pm.