

Regular Meeting

October 3, 2012

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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 Chairman William Pertzborn, Nitza Verdugo-London, Don Williams, Norma Jean Polee-Muhammad, and Jesse Cañez. Also present was GIS Coordinator Tim Hansen and Tina Vannucci of Fitzgibbons Law Group.

PLEDGE OF ALLEGIANCE

Chairman Pertzborn led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Commissioner Cañez **moved** to approve the minutes of the August 8, 2012 regular meeting, Commissioner Verdugo-London **seconded**, motion passes unanimously.

PRESENTATIONS:

NONE

OLD BUSINESS

Approval of August 8, 2012 minutes. Minutes not ready, tabled.

NEW BUSINESS

COOLPZ 12-09-04 CUP: An Application for Conditional Use Permit by Martha Rodriquez to operate a children's daycare located at 800 W. Vah Ki Inn Rd on Assessor's Parcel Number 203200540. Property is zoned R-1, Conditional Use Permit Required. **Public Hearing, Discussion and Action**

Martha Rodriguez spoke to her intention to open a Child Care Center at the St Michaels Church. Commissioner William ask if the facility was still set up for preschool, Mrs. Rodriquez responded yes, the setup was the same and state compliance requirements were being handled by her architect. Commisioner William asked if the State had inspected the facility, Mrs. Rodriquez stated that would not happen until the City gave permission for use. Chairman Pertzborn opened the Public Hearing, no

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

members of the public wished to speak. Chairman Pertzborn closed the public hearing. Commissioner William **motioned** to approve the application, Commissioner Polee-Muhammad **seconded**, **motion passed unanimously.**

COOLPZ 11-08-05: A PAD Amendment for the property south of Martin Rd and west of Arizona Blvd/5th St know as the Crossroads PAD located on parcels 20931001A, 20931001D, 20931001E, and 209310100. Applicant proposes to relocate Recreational Vehicle/ Manufactured Housing uses from the southeast portion of the property to the northern portion and the Multi-Family Residential uses from the northern portion of the property to the southeastern portion. **Pubic Hearing, Discussion and Action.**

Rick Miller, a consultant working on the amendment, spoke to the intentions of the developer as outlined in their submission. Mr. Miller also spoke about the terms negotiated with City Staff relating to the development, including the deferment of Martin Road improvements. Commissioner William asked if all the exterior walls would be constructed prior to any interior construction, Mr. Miller stated it would be done in phases, eventually surrounding the entire property. Commissioner William was unclear as to what a temporary wall was, Mr. Miller explained it was a vinyl wall that could be moved during different phases of construction until eventually all block walls had been built. Commissioner William asked who Mr. Miller had talked to about deferment of Martin Rd improvements; Mr. Miller stated he had discussed it with the Public Works Director. Commission William stated all the other developments that come in are required to make road improvements at the time of construction and didn't like the idea of

deferment. Mr. Miller stated this was a little different kind of subdivision and that deferment of the Martin Rd improvement was necessary for the project to move forward. Commissioner William was concerned that if deferment was allow then everyone else coming in would want it too. Mr. alluded to other deferment that had been done to accommodate development within the city. Mr. Miller stated that deferment was agreeable to city staff that the cost of upfront improvements was substantial enough to stop the project. Commission William felt that the perception would be that this development wasn't pulling it's weight and that sometimes you just had to bite the bullet. Mr. Miller stated that the project would be built in phases and it was preferable to build the road all at once rather than incrementally, Commissioner William said do it all at once at the beginning, Mr. Miller stated that is a deal killer. Commissioner Cañez asked about the open space abutting Martin Rd and whether it would be inside or outside the fence. Mr. Miller stated it would be outside the fence and attractively landscaped, providing a nice view for current residents on Martin Rd. Commissioner Cañez asked how that open space would look if relocation of power poles and street improvements weren't going to be done until later. Mr. Miller stated the landscape improvements on Martin Rd would take place outside of the area that would be used for utilities and roadway in the future. Commissioner Cañez recalled citizen concern from a year ago regarding lack of landscaping on Martin Rd, Mr. Miller stated that the minutes reflect concern over the previously proposed access onto Martin Rd rather than the landscaping, which has been addressed by moving the entrance onto 9th St. Mr. Miller stated that another improvement from the previous submittal was the increased setbacks of the RV lots from the

existing homes on Martin Rd. Commissioner William asked how many acres of open space would be outside the wall, Mr. Miller said total open space was 22%, but did not have a figure for open space outside the perimeter wall. Commissioner William disagreed, saying that wasn't open space but rather a retention pond, Mr. Miller stated they are one in the same. Chairman Pertzborn asked what would be done with the portions of the property not being actively developed, would they be graded or left natural, Mr. Miller stated they would likely have some rough grading done while equipment was mobilized. Chairman Pertzborn expressed concern for the cleared areas relating to weeds and dust. Mr. Miller was unsure exact procession of they development and stated that it is currently a cultivated field and there would be dust either way. Commissioner Verdugo-London noted the main entrance on 9th St and asked whether the other access on 5th St was a second access or just a fire access. Mr. Miller stated that initially the 5th St access would be an emergency access, eventually becoming a second access during the final phases of development. Commissioner William expressed concern over only one access, Chairman Pertzborn clarified that there would be secondary access in an emergency. Chairman Pertzborn asked about the placement of the exterior wall, noting the exhibit seemed to show the landscaping inside. Mr. Miller stated it was simply a drawing error and landscape on Martin Rd would be outside the wall, between the wall and Martin Rd. Chairman Pertzborn thanked Mr. Miller and opened the public hearing. Josie Dominguez representing property on 5th St and Wilshire Ave asked about the proximity of this project to her location, it was noted they were about a ½ mile south of this project. No other members of the public wished to speak. Chairman Pertzborn closed the

public hearing. Chairman Pertzborn asked for a motion, no response. Commissioner Verdugo-London asked if further discussion was needed, Commissioner William stated his objection to not improving Martin Rd at the beginning of the project and with the emergency access, stating if an accident occurred at the main entrance, there would be no way to get in. Chairman Pertzborn stated that was the purpose of the “crash gate”, Commissioner William was apprehensive about the gate actually getting installed. Chairman Pertzborn said installation of the “crash gate” could be enforced through city code enforcement. Commissioner William again stated his concern about the possibility of an accident closing the main entrance while a simultaneous incident inside the park requiring paramedics occurred. The way a Knox Box works was explained to him. Mr. Miller also noted that the main entrance was also divided with a median in the middle, referencing a 3000 lot RV park in Casa Grande with limited access that works “really well”. Commissioner William referenced an incident in Gilbert where an accident at the main gate restricted ambulance access and a lady died. Chairman Pertzborn asked for a motion, none was made. Commissioner Verdugo-London asked about development of Martin Rd and what negotiations had occurred, Mr. Hansen stated the city had been in negotiation with the developer and had agreed to defer Martin Rd improvements until a later time. Mr. Hansen reference previous improvement deferrals the city has agreed to, noting they were not standard practice but sometime necessary concessions to accommodate growth. Chairman Pertzborn asked for a motion, Commissioner Cañez made a **motion** to approve with the stipulation that staff look into the feasibility of improving Martin Rd earlier, Commissioner Polee-Muhammad **seconded**, motion passed 4-1.

Mr. Hansen noted he had spoken to a party interested in developing a solar site on the north end of town, noting previous interest in the same location. Mr. Hansen also mention two active annexations totaling around 5,000 acres south of town.

Chairman Pertzborn had nothing to report.

CALL TO THE PUBLIC

No members of the public wished to speak.

ADJOURNMENT

MOTION was made by Commissioner William to adjourn the meeting. **SECONDED** by Commissioner Cañez **Motion carried.** Meeting adjourned 7:41 pm.