

**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, Norma Polee-Muhammad, Don Williams, Billie Jo Garcia, Nitza Verdugo-London and Brent Kempton. Also present was City Manager Bob Flatley, GM Director Rick Miller, and GIS Coordinator Tim Hansen.

**PLEDGE OF ALLEGIANCE**

Chairman Pertzborn led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

*August 7, 2013*

**PRESENTATIONS:**

*NONE*

**OLD BUSINESS**

*NONE*

**NEW BUSINESS**

**Election of Officers:** Brent Kempton nominated Nitza Verdugo-London as Chairman, Don Williams seconded. Motion carried unanimously.

Nitza Verdugo-London nominated Billie Jo Garcia as Vice Chairman, Don Williams seconded. Motion carried unanimously.

**General Plan 2025 Discussion: Open Space**

Bob Flatley spoke about growth in Coolidge and the importance of open space. Tim Hansen gave a presentation on Open Space.

**COOLPZ 13-08-03:** A Major Site Plan for Napa Day Auto at 810 N. Arizona Blvd on the northwest corner of Arizona Blvd and Raymond St, APN 204-06-051A for placement of a 5,000 sqft pre-engineered metal building housing an auto parts supply store. **Public Hearing, Discussion, and Action.**

Rick Miller gave an overview of the proposed site plan, some of the challenges involved with developing the site, and some suggested conditions to developing the site. There was discussion. Some concerns were expressed regarding paving the alley and the potential to increase alleyway traffic. Project designer Chuck Wright spoke to some of the reasons behind the design and site functionality.

Chairman Pertzborn open the Public Hearing. Zach Drascavich of 563 W Raymond St spoke to some concerns he had but said overall he supported the project. Project owner Rob Milick spoke about the importance of relocating to Arizona Blvd for exposure and to remain competitive. Chairman Pertzborn closed the Public Hearing.

Don Williams motioned to approve COOLPZ 13-08-03 with staff recommended stipulations with the exception of #10. Nitza Verdugo-London seconded. Motion carried unanimously.

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

Chairman Pertzborn updated Rick Miller as to the election results.

Rick Miller spoke about a meeting with the school board regarding North School. He noted the general plan process is going well, code enforcement activity, and community projects. Rick Miller then said a Major Site Plan for Stinger Welding was likely at the next meeting. He also mentioned Circle K was still looking at building a new store in Coolidge.

**CALL TO THE PUBLIC**

No members of the public wished to speak.

**ADJOURNMENT**

**MOTION** was made by Brent Kempton to adjourn the meeting. **Second** was mad by Billie Jo Garcia. **Motion carried.** Meeting adjourned 8:40 pm.

