

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. Chairperson Nitza Verdugo called the meeting to order at 7:00 p.m. Those present were Nitza Verdugo, Norma Polee-Muhammed, Ken Bolan, John Hill, Joseph Marsh, Ray Halbe and Matt Duran. Also present was Development Services Director Gilbert Lopez and GIS Coordinator Tim Hansen.

PLEDGE OF ALLEGIANCE

Chairperson Nitza Verdugo led the Pledge of Allegiance.

APPROVAL OF MINUTES:

None

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ-17-02-01: A Major Site Plan review for G.A. HAAN Development LLC at 350 W. Spruell Ave, located near the intersection of Spruell Ave and 4th Street, Assessor's Parcel Number 205-17-047C for placement of 24 unit senior apartment complex on approximately 2.6 acres.

Public Hearing, Discussion and Action.

Mr. Lopez gave some history and an overview of the request before the commission. The applicant, Jay Francis, spoke about the project and the company he represents. There was discussion.

Chairperson Verdugo opened the public hearing. George Pratt of 341 W. Spruell Ave voiced objections to development because of increased traffic, emergency services, a new view looking out at a parking, and felt the development was commercial in nature and would be better located somewhere else. Anthony Heet of 1487 S. 4th Street spoke in opposition to the development based on personal reasons abutting his property and concerns about effectiveness of fire response to the facility in the event of an emergency. Joel Cunningham of 357 W. Spruell Ave spoke in opposition to the development with concerns related to trash service pickup that currently utilizes

the vacant lot for turn around, concerns he had about impediments to delivery of his irrigation water, and concerns he had about complaints from elderly residents of the new facility related to animals, storage, and other established uses of the historic properties on Spruell Ave and 4th Street. The applicant, Jay Francis, spoke and expressed a willingness to amend the site plan prior to construction and try and address some of those concerns.

Chairperson Verdugo closed the public hearing.

There was addition discussion by the commission. Ken Bolan **Motioned** to approve COOLPZ 17-02-01 with the condition it come back to the commission address concerns prior to permits being issued, **Seconded** by Ray Halbe. Motion passed 6-1 with Commissioner Joseph Marsh opposed.

**REPORTS FROM THE
CHAIRMAN/DEVELOPMENT
SERVICES DIRECTOR**

Chairperson Verdugo had nothing to report. Director Lopez spoke about various thing going on in town and thanked everyone for attending the special meeting.

CALL TO THE PUBLIC

No member of the public wished to speak.

ADJOURNMENT

Motion was made by Joseph Marsh to adjourn, **Seconded** by Ken Bolan. **Motion carried** unanimously. Meeting adjourned 8:10 pm.