

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. Vice Chairman Ray Halbe called the meeting to order at 6:00 p.m. Those present were Ray Halbe, Ken Bolan, and Al Metcalf. Philip Bacon attended via phone. Also present was City Manager Rick Miller and Development Services Director Gilbert Lopez.

PLEDGE OF ALLEGIANCE

Vice Chairman Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES:

November 11, 2018

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ-18-10-35: A rezoning request initiated by the City of Coolidge for approximately 462.6 acres of land located on the east side of Wheeler Road, between Kleck Road and Steele Road, APN's 400-01-006A, 006B, 006C, 0070, 009A, and 009B, changing the zoning from General Rural (GR) to Agricultural (AG).

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the commission. There was discussion.

Vice Chairman Halbe opened the public hearing. No members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 18-10-35 with the condition that the applicant work with city staff on the roofline modifications of the building, **Seconded** by Commissioner Bolan. Motion passed unanimously.

B. COOLPZ-18-10-36: A rezoning request initiated by the City of Coolidge for approximately 3 acres of land located on the west side of Wheeler Road, south of Storey Road, APN 401-38-001D, changing the zoning from General Rural (GR) to Agricultural (AG).

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the commission. There was discussion.

Vice Chairman Halbe opened the public hearing. No members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 18-10-36 with the condition that the applicant work with city staff on the roofline modifications of the building, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

C. COOLPZ 18-11-37 CUP: A Conditional Use Permit submitted by Anthony Warren on behalf of Hope International Ministry for a church and food bank located at 1280 N. Arizona Blvd, Coolidge, Arizona, APN 203-17-0880.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the commission. There was discussion.

Vice Chairman Halbe opened the public hearing. The applicants, Anthony and Audri Warren, spoke about the church and food box operations, answering questions from the commission. Kim Johnson of 1205 N. Palo Verde Lane stated she had some concerns but most were resolved after a conversation with the applicant. It was noted the Commission had the ability to limit the days and hours of operation. Melissa Reed of 21017 E. Sunset Drive in Queen Creek, Arizona spoke in support of the project. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 18-11-37 and Resolution 18-12, adding any substantial change to meeting schedules be approved by the Commission, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

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

Vice Chairman Halbe had nothing to report. Director Lopez thanked the Commission for their hard work throughout the year and wished everyone a Merry Christmas.

CALL TO THE PUBLIC

No members of the public wished to speak.

ADJOURNMENT

Motion was made by Commissioner Metcalf to adjourn, **Seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned 7:33 pm.