

**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 Chairman Nitza Verdugo, Ken Bolan, Hanna Peterson, Matt Duran, and Philip Bacon. Also present was Development Services Director Gilbert Lopez and Tim Hansen.

**PLEDGE OF ALLEGIANCE**

Vice Chairman Halbe led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

December 5, 2018

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. COOLPZ 18-12-37:** A rezoning request initiated by Mary McMillian on behalf of Ritze LLC for 1050 S. Arizona Blvd (aka Indian Skies RV Park), which is approximately 18 acres of land located near the intersection of Gibson Avenue and Arizona Boulevard, changing the zoning from Manufactured Home Residential (R-5) to Recreational Vehicle/Park Model (R-6), Assessor Parcel Number's 204-12-029B, 204-13-005B, 204-13-0140.

**Public Hearing, Discussion and Action.**

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

Chairman Verdugo opened the public hearing. Stephanie Zoki of 3544 E. Dublin Street in Gilbert, Arizona, stated she was present because she owns the property between the park and Arizona Boulevard and was curious to know how this would affect her property. Mrs. Zoki stated she had no objections to the proposed rezoning. No other members of the public wished to speak. Chairman Verdugo closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 18-12-37 with the condition that the applicant work with city staff on the roofline modifications of the building, **Seconded** by Commissioner Duran. Motion passed unanimously.

**B. COOLPZ-18-12-38:** A proposed amendment to the Zoning Code modifying exclusions within Food Banks, as conditionally permitted in the General Business (C-2) and General Services (C-3) zoning districts, by removing Formal Worship Services from the list of excluded activities.

**Public Hearing, Discussion and Action.**

Director Lopez gave some background on the request before the commission, noting this item was in response to discussion held at the previous Planning & Zoning Commission meeting. There was discussion. No members of the Commission were supportive of the proposed change.

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

Commissioner Peterson **Motioned** to deny COOLPZ 18-12-38, **Seconded** by Commissioner Bolan. Motion passed unanimously.

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

Chairman Verdugo had nothing to report. Director Lopez mentioned ongoing discussions related to economic development, a “Nikola Days” event coming up in the valley, Dairy Queen coming back to town, upcoming improvements to the DES building on Arizona Boulevard, and the senior apartment project on Spruell Avenue getting close to breaking ground..

**CALL TO THE PUBLIC**

No members of the public wished to speak.

**ADJOURNMENT**

**Motion** was made by Commissioner Bacon to adjourn, **Seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned 7:32 pm.