

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 Halbe called the meeting to order at 6:00 p.m. Those present were Vice Chairman Ray Halbe, Ken Bolan, Al Metcalf, Hanna Peterson, Matt Duran, and Philip Bacon. Also present was Director Gilbert Lopez and GIS Coordinator Tim Hansen.

PLEDGE OF ALLEGIANCE

Vice Chairman Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES:

August 7, 2019

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ 19-07-19 CUP: A *Conditional Use Permit* application submitted by John Tikunoff for a Manufactured Home in the Manufactured Home Overlay (MH) zoning district located at 416 W. Bealey Avenue, Coolidge, AZ, APN 205-03-3020; Resolution 19-04.

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 19-07-19 and Resolution 19-04, **Seconded** by Commissioner Bolan. Motion passed unanimously.

B. COOLPZ 19-08-20 CUP: A *Conditional Use Permit* application submitted by Tom Power on behalf of Power Partnership LLC, for a Manufactured Home in the *Manufactured Home Overlay (MH)* zoning district located at 414 W. Byrd Avenue, Coolidge, AZ, APN 205-03-1940; Resolution 19-05.

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 19-08-20 and Resolution 19-05, **Seconded** by Commissioner Bacon. Motion passed unanimously.

C. COOLPZ 19-08-23 CUP: A *Conditional Use Permit* submitted by Morris Mennenga on behalf of Michael Hudgeons for an *Automobile Washing Establishment* located at 356 N. Arizona Blvd, Coolidge, Arizona, APN's 205-08-0150 and 205-08-017A; Resolution 19-06.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. There was discussion. The applicant, Mr. Mennenga, answered questions related to whether a gas station previously on the site was properly abandoned, noting he had paperwork from ADEQ indicating abandonment of the site had been signed off on. Mr. Mennenga further noted a phase 1 environmental study will be done on-site prior to development.

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 19-08-23 and Resolution 19-06, **Seconded** by Commissioner Bacon. Motion passed unanimously.

D. COOLPZ 19-08-24: A *Major Site Plan* application submitted by Morris Mennenga on behalf of Michael Hudgeons for an *Automobile Washing Establishment* and *Self-storage Units* located at 356 N. Arizona Blvd, Coolidge, Arizona, APN's 205-08-0150 and 205-08-017A.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. There was discussion. Mr. Mennenga answered question related to hours of operation, with Mr. Hansen noting hours of operation are restricted by the CUP.

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

Commissioner Peterson **Motioned** to approve COOLPZ 19-08-24, **Seconded** by Commissioner Bacon. Motion passed unanimously.

E. COOLPZ 19-08-21: A *Major Site Plan* application submitted by Woods Associates Architects on behalf of Grandview for a 398 unit apartment complex located at 1100 N. Sonora Loop, Coolidge, Arizona.

Public Hearing, Discussion and Action.

Mr. Lopez gave some background on the request before the Commission. Mr. Hansen noted the applicant has applied for a Variance to grant zero setbacks for the garages, storage units, and carriage houses, supported by staff. There was discussion.

Vice Chairman Halbe opened the public hearing. Fred Wood with Woods Associate Architects spoke of their excitement to work on this project in Coolidge and that they look forward to getting started. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 19-08-21, **Seconded** by Commissioner Peterson. Motion passed unanimously.

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

Vice Chairman Halbe had nothing to report. Director Lopez spoke about continuing to work with Nikola Motors, the recent sale of Bright International with the new owner intending to continue operations in the City, and two solar companies will be processing Major Site Plans at next month's meeting. Director Lopez also noted single-family construction continues and that the City had recently executed an agreement with Global Water to serve the southern portions of the City, including the Nikola site. Director Lopez also mentioned an ongoing effort to put lights on the water tower in town and a 9.5 million dollar grant the City received for improvements at the airport. Mr. Hansen mentioned the Final Plat for Orlando Estates was being processed by Council, Domino's Pizza is coming back to town, and a new Greek restaurant on Coolidge Avenue was getting close to opening. Commissioner Metcalf had questions related to the north-south freeway that staff answered.

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 7:45 pm.