

**CALL TO ORDER**

A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers located at 911 S. Arizona Boulevard, Coolidge, Arizona. Chairman Halbe called the meeting to order at 6:00 p.m. Those present were Chairman Ray Halbe, Vice Chairman Hanna Peterson, Commissioner Ken Bolan, Commissioner Al Metcalf, and Commissioner Matt Duran. Commissioner Philip Bacon attending telephonically. Also present was Development Services Director Gilbert Lopez and GIS Coordinator Tim Hansen.

**PLEDGE OF ALLEGIANCE**

Chairman Halbe led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

March 4, 2020

Commissioner Bolan **Motioned** to approve the March 4, 2020 minutes, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

**OLD BUSINESS:**

None

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**NEW BUSINESS:**

- A. COOLPZ 19-KLC3:** A rezoning request for COOLPZ 19-12-56, 20-01-01, 20-02-06, 20-03-11, & 20-03-12 initiated by property owners for approximately 6.88 acres of land located at 1013, 1017 & 1115 E. Vah Ki Inn Road and 1033 & 1122 E. Lauren Lane in the KLC Ranch Subdivision, Coolidge, Arizona, changing the zoning from **Planned Area Development (PAD)** to **Agricultural (AG)**, legally described as follows:

*Lots 2, 4 and 6, of KLC RANCH LOTS 1-8, as recorded in Cabinet C, Slide 83 in the office of the County Recorder, Pinal County, Arizona; AND*

*Lots 13 and 18, of KLC RANCH LOTS 9-24, as recorded in Cabinet C, Slide 175 in the office of the County Recorder, Pinal County, Arizona.*

**Public Hearing, Discussion and Action.**

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

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

Vice Chairman Peterson **Motioned** to approve COOLPZ 19-KLC3, **Seconded** by Commissioner Bolan. Motion passed unanimously.

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- B. COOLPZ 20-02-07:** A rezoning request initiated by Juan Acosta for approximately 0.32 acres of land located at 120 W. Coolidge Avenue, Coolidge, Arizona, changing the zoning from **General Industrial (I-2)** to **General Business (C-2)**, legally described as follows:

*Lots 10 and 11, Block 7, of COOLIDGE AMENDED, as recorded in Book 2 of Maps, Page 4, in the office of the County Recorder, Pinal County, Arizona.*

**Public Hearing, Discussion and Action.**

Director Lopez gave some background on the request before the Commission. Mr. Hansen noted the owners desired to open a restaurant and the setback requirements are less within the C-2 zoning district. There was discussion.

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

Commissioner Metcalf **Motioned** to approve COOLPZ 20-02-07, **Seconded** by Vice Chairman Peterson. Motion passed unanimously.

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- C. **COOLPZ 20-03-08:** A Conditional Use Permit amendment to Resolution 19-03 submitted by Carisa Endrizzi-Davis on behalf of East Line Solar LLC and Central Line Solar LLC, requesting that the requirement for powder coated chain link fencing be waived in areas where oleander hedges are used instead of trees and shrubs for street frontage landscaping on APN's 401-69-001E, 001F, 001G, 001H, 001J & 401-85-003J, 003K, 003L, 003M, 003N, 003P, Resolution 20-03.

**Application withdrawn by applicant.**

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- D. **COOLPZ 20-03-08:** A Conditional Use Permit amendment to Resolution 19-08 submitted by Carisa Endrizzi-Davis on behalf of Central Line Solar LLC, requesting that the requirement for powder coated chain link fencing be waived in areas where oleander hedges are used instead of trees and shrubs for street frontage landscaping on APN's 401-85-003A, 003Q, 003R, 003S, 003U, 003V, Resolution 20-04.

**Application withdrawn by applicant.**

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- E. **COOLPZ 20-03-08:** A Conditional Use Permit amendment to Resolution 18-09 submitted by Carisa Endrizzi-Davis on behalf of East Line Solar LLC, requesting that the requirement for powder coated chain link fencing be waived in areas where oleander hedges are used instead of trees and shrubs for street frontage landscaping on APN's 401-20-001B, 004A, & 401-69-001B, 002B, 002C, & 401-85-0010, 0020, Resolution 20-05.

**Application withdrawn by applicant.**

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- F. **COOLPZ 20-02-05:** A proposed amendment to the *Zoning Code* amending *Sections 1004.D, 1008.B, and 1008.C* modifying requirements related to medical marijuana.

**Section 1004.D** of the Zoning Code is amended as follows:

- D. In all parts of the City zoned residential, no fence or wall shall be erected or maintained more than six (6) feet in height, **except as allowed by Section 1008.C.10**, and also:

**Section 1008.B** of the Zoning Code is amended as follows:

- B. A medical marijuana dispensary shall only be allowed to operate **Monday through Friday** between the hours of 7:00 a.m. and 7:00 p.m.

**Section 1008.C** of the Zoning Code is amended as follows:

- C. All medical marijuana uses shall:
1. Be located in a permanent building housing only one user or tenant, **except as allowed by 1008.C.10** or except that a medical marijuana dispensary may be in a permanent building housing more than one tenant provided that the walls separating the dispensary tenant space from the adjoining tenant space(s) are constructed to one of the following standards extending from the floor to the roof deck:
    - a. Minimum six (6) inch Masonry.
    - b. Interior wall covered with sheet metal, a minimum of eighteen (18) gauge, one (1) layer one-half (½) inch plywood fastened with screws to the interior wall studs.
    - c. Construction designs approved by the Building Official as providing equivalent level of security.
  3. May not be located in a trailer, ~~cargo container~~, or motor vehicle.
  5. **Storage facilities for marijuana** may not emit dust, fumes, vapors, or odors into the environment above ambient levels.
  10. **Medical marijuana dispensary cultivation not located within a completely enclosed permanent building, allowable only within the Agricultural (AG) zoning district, shall not exceed five acres and shall meet Arizona Department of Health Services fencing requirements.**

**Public Hearing, Discussion and Action.**

Chairman Halbe recused himself from this item. Director Lopez and Mr. Hansen gave some background on the request before the Commission, explaining the reasoning behind each portion of the proposed amendments. There was discussion.

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

Commissioner Metcalf **Motioned** to approve COOLPZ 20-02-05 **Seconded** by Commissioner Bolan. Motion passed unanimously.

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**CHAIRMAN/DIRECTOR REPORTS:**

Director Lopez spoke about various active residential and commercial projects within the City. Chairman Halbe thanked staff and fellow Commissioner for all they do.

**CALL TO THE PUBLIC:**

No members of the public wished to speak.

**ADJOURNMENT:**

**Motion** was made by Commissioner Metcalf to adjourn, **Seconded** by Vice Chairman Peterson. Motion carried unanimously. Meeting adjourned 6:32 pm.