

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 Philip Bacon. 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:

April 8, 2020

Commissioner Bolan **Motioned** to approve the April 8, 2020 minutes, **Seconded** by Commissioner Bacon. Motion passed unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

- A. COOLPZ 20-06-16:** *A Conditional Use Permit* application submitted by Francisco Juarez-Lopez for a *Manufactured Home* in the *Manufactured Home Overlay (MH)* zoning district located at 268 W. Hess Avenue, Coolidge, AZ, APN 205-03-383B, Resolution 20-03.
Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission, noting this project is part of the City's rehab housing program. There was no discussion.

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

Commissioner Bacon **Motioned** to approve COOLPZ 20-06-16 and Resolution 20-03, **Seconded** by Vice Chairman Peterson. Motion passed unanimously.

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- B. COOLPZ 20-06-20:** A proposed amendment to *Section 701* of the *Zoning Code*, adding *Plant nurseries and sales* in alpha-numeric order to the list of principally permitted uses in the *Garden Industrial Zone (I-1)*.
Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Commission Bolan if this item is approved, what zoning districts the use would be allowed in. Mr. Hansen responded that if approved, the use would be allowed in C-3, I-1 and I-2, noting there are only two areas in the City currently zoned I-1.

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 20-06-20, **Seconded** by Commissioner Bacon. Motion passed unanimously.

C. COOLPZ 20-04-14: A proposed amendment to *Section 905* of the *Zoning Code*, changing the requirements in the *Downtown Commercial District Overlay Zone (OL)*.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission, explaining the reasoning behind the proposal. Commissioner Bolan asked where the boundary of this overlay zone was, with Mr. Hansen responding that it does not currently exist but the next item on the agenda is a proposal defining the boundary. Mr. Hansen then showed the Commission the proposed boundary of the overlay zone the change would apply to, explaining Arizona Boulevard was excluded because on-street parking was not viable. Chairman Halbe asked for clarification between the original staff report and the modified version provided at the start of the meeting. 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 20-04-14 with the staff recommended changes presented, **Seconded** by Commissioner Bacon. Motion passed unanimously.

D. COOLPZ 20-06-18: A proposed amendment to the *Zoning Map* defining the boundaries of the *Downtown Commercial District Overlay Zone (OL)*.

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 20-06-18, **Seconded** by Commissioner Bacon. Motion passed unanimously.

E. COOLPZ 20-06-21: A proposed amendment to *Section 1004(E)* of the *Zoning Code*, changing the fencing requirements in the *Downtown Commercial District Overlay Zone (OL)*.

Public Hearing, Discussion and Action.

Director Lopez recommended denial of this amendment because the changes to COOLPZ 20-04-14 cause this item to have no effect.

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

Commissioner Metcalf **Motioned** to deny COOLPZ 20-06-21, **Seconded** by Vice Chairman Peterson. Motion passed unanimously.

**CHAIRMAN/DIRECTOR
REPORTS:**

Director Lopez spoke about various active residential and commercial projects within the City. Chairman Halbe thanked staff and fellow Commissioners 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 6:42 pm.