

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. Vice Chair Peterson called the meeting to order at 6:00 p.m. Those present were Chairman Ray Halbe, Vice Chair Hannah Peterson, Commissioner Ken Bolan, 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:

October 7, 2020

OLD BUSINESS:

None

NEW BUSINESS:

A. COOLPZ 20-10-39: A *Conditional Use Permit* application submitted by EPS Group on behalf of True North Renewable Energy for an Organic Waste Processing Plant on approximately 81 acres in the *GENERAL INDUSTRIAL (I-2)* zoning district located at 820 E. Kleck Road, in Coolidge, Arizona, APN 401-30-001K, Resolution 20-07.
Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Frank Lauro with True North Renewable Energy addressed questions from Commissioner Bolan related to operations and from Chairman Halbe related to water, traffic and special permits. There was discussion.

Chairman Halbe opened the public hearing. Matt McCormick with Saint Holdings spoke in support of the project. Phil Bond, 3515 N. Wheeler Road in Coolidge, expressed concerns related to increased traffic and asked about City plans to pave Randolph Road. Ron Jordan, 1773 E. Cortez Drive in Casa Grande, spoke about concerns related to odors and traffic. Mr. Jordan also stated complaints about Western Emulsions and Stinger Bridge & Iron, expressed a desire for the City to annex Randolph, and frustration over non-response from the County related to residents various complaints in the area. No other members of the public wished to speak. Chairman Halbe closed the public hearing.

Vice Chair Peterson **Motioned** to approve COOLPZ 20-10-39 and Resolution 20-07, **Seconded** by Commissioner Bacon. Motion passed unanimously.

B. COOLPZ 20-10-40: A *MAJOR SITE PLAN* application submitted by Hansen Engineering on behalf of Vision Companies for an apartment complex and related site improvements located south of Coolidge Ave and east of the Railroad, in Coolidge, Arizona, APN 205-16-009G.
Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Mr. Hansen noted that the applicant had designed the site

with citizen concerns expressed at the previous rezoning hearing in mind. There was discussion.

Chairman Halbe opened the public hearing. Michele Barton, 780 E. Jefferson Street in Coolidge, asked if the site would be low income apartments with concerns that could bring crime in. No other members of the public wished to speak. Bardo Brantley with Vision Companies stated that they view these as “work-force” housing with lots of amenities and shared that his company has another site in Tennessee that has been very successful. Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 20-10-40, **Seconded** by Commissioner Bacon. Motion passed unanimously.

C. COOLPZ 20-10-41: A *MAJOR SITE PLAN* application submitted by Hansen Engineering on behalf of BSSD Group LLC for placement of pre-fab metal buildings, greenhouses, and related site improvements located at 3314 W. Highway 287, in Coolidge, Arizona.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Chairman Halbe asked about the existing buildings at the front of the site and asked about street frontage landscaping. Nick Bowden with BSSD Group stated those buildings would be removed as the site was developed with Mr. Hansen noting that the applicant was providing landscaping along the street frontage even though it was not required by code. Chairman Halbe also asked about the existing occupied manufactured home at the southeast corner of the site noting DHS does not allow people to live on cultivation sites. Sean Dugan with BSSD Group said that the manufactured home would be removed and noted that the current operations were on a separate parcel, thus complying with DHS standards. Commissioner Bolan asked about security on-site with Mr. Bowden responding there will be monitored cameras and alarms in compliance with DHS standards.

Chairman Halbe opened the public hearing. No members of the public wished to speak. Chairman Halbe closed the public hearing. There was further discussion by the Commission.

Chairman Halbe **Motioned** to approve COOLPZ 20-10-41, **Seconded** by Commissioner Bolan. Motion passed unanimously.

**CHAIR/DIRECTOR
REPORTS:**

Director Lopez spoke about projects moving forward and continued potential development within the City in general.

CALL TO THE PUBLIC:

No members of the public wished to speak.

ADJOURNMENT:

Motion was made by Commissioner Bacon to adjourn, **Seconded** by Vice Chair Peterson. Motion carried unanimously. Meeting adjourned 7:23 pm.