

**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 Vice Chair Hannah Peterson, Commissioner Ken Bolan, Commissioner Philip Bacon and Commissioner Matt Duran. Also present were City Manager Rick Miller and GIS Coordinator Tim Hansen.

**PLEDGE OF ALLEGIANCE**

Vice Chair Peterson led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

November 4, 2020

**OLD BUSINESS:**

None

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**NEW BUSINESS:**

**A. COOLPZ 20-11-45:** *MAJOR SITE PLAN* application submitted by Jeanette Karczmariski for a Private Garage in the *GENERAL BUSINESS (C-2)* zoning district located at 150 W. Roosevelt Avenue, Coolidge, Arizona, APN 205-05-045A.

**Public Hearing, Discussion and Action.**

Mr. Hansen gave some background on the request before the Commission. There was discussion.

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

Commissioner Metcalf **Motioned** to approve COOLPZ 20-11-45, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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**B. COOLPZ 20-11-46:** *CONDITIONAL USE PERMIT* application submitted by Mary Seils on behalf of Rafael Blanco for a Manufactured Home in the *MANUFACTURED HOME OVERLAY (MH)* zoning district located at 150 W. Pinkley Avenue, Coolidge, Arizona, APN 205-05-0200, Resolution 20-08.

**Public Hearing, Discussion and Action.**

Mr. Hansen gave some background on the request before the Commission. There was no discussion.

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

Commissioner Metcalf **Motioned** to approve COOLPZ 20-11-46 and Resolution 20-08, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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**C. COOLPZ 20-11-47:** *MAJOR SITE PLAN* application submitted by David Ortega Architect & Associates on behalf of Pinal Hispanic Council for an Office Building in the *GENERAL BUSINESS (C-2)* zoning district located at 250 W. Central Avenue, Coolidge, Arizona, APN's 205-05-164B, 205-05-164C, 205-05-1660 and 205-05-1670.

**Public Hearing, Discussion and Action.**

Mr. Miller gave some background on the request before the Commission. Commissioner Bolan inquired as to who owned the land and asked if the site would meet landscaping and parking requirements as imposed on other sites. Mr. Miller responded that the City currently owns the land but it is being sold to the Pinal Hispanic Council and development in the downtown area is a little different than elsewhere in the City.

Vice Chair Peterson opened the public hearing. Bruce West, 204 W. Central Avenue in Coolidge, spoke of concerns related to parking and development within the Historic District. Mr. Miller responded that the City does not have an active Historic Commission and hasn't since at least 2012, but believes this will be an attractive building once complete. Mr. Miller further stated that almost none of the buildings downtown meet current parking requirements, including Mr. West's building. Ralph Varela, CEO for the Pinal Hispanic Council, spoke to some details of the project and the organization's history in Coolidge. No other members of the public wished to speak. Vice Chair Peterson closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 20-11-47, **Seconded** by Commissioner Bolan. Motion passed unanimously.

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**D. COOLPZ 20-11-43:** Proposed amendments to the *ZONING CODE* related to medical and recreational marijuana.

**Public Hearing, Discussion and Action.**

Mr. Hansen gave some background on the request before the Commission, noting this amendment was in response to recent changes in State Law related to recreational marijuana. Commissioner Bolan asked if quantities of marijuana is something that should be discussed with Mr. Hansen responding that is dictated by State Law. There was discussion.

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

Commissioner Bacon **Motioned** to approve COOLPZ 20-11-43, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

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**CHAIR/DIRECTOR  
REPORTS:**

Mr. Hansen talked about continued development in the City. Mr. Miller thanked Development Services staff for all the work they do.

**CALL TO THE PUBLIC:**

No members of the public wished to speak.

**ADJOURNMENT:**

**Motion** was made by Commissioner Bolan to adjourn, **Seconded** by Commissioner Bacon. Motion carried unanimously. Meeting adjourned 7:02 pm.