

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, Commissioner Ken Bolan, Commissioner Philip Bacon, Commissioner Matt Duran and Commissioner Al Metcalf. Also present were Development Services Director Gilbert Lopez and GIS Coordinator Tim Hansen.

PLEDGE OF ALLEGIANCE

Chairman Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES:

February 10, 2021

OLD BUSINESS:

None

NEW BUSINESS:

A. COOLPZ 21-02-03: *SUBDIVISION PLAT* of 469 lots for *SKOUSEN FARMS EAST UNIT 1* submitted by United Engineering Group on behalf of Cross Creek LF, located at the northeast corner of Vah Ki Inn Road and Skousen Road, in Coolidge, Arizona, APN 209-17-004A.
Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Chairman Halbe asked if street would comply with minimum standards outlined in Section 4-22 of the Subdivision Regulations, with Mr. Hansen responding that the street sections would be dictated by the approved PAD. There was much 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 21-02-03 with the addition of staff comments, **Seconded** by Commissioner Bolan. Motion passed unanimously.

B. COOLPZ 21-02-04: *REZONING APPLICATION* for approximately 10 acres of land located west of Arizona Boulevard, between Seagoe Avenue and Palo Verde Avenue, in Coolidge, Arizona, changing the zoning from *SINGLE FAMILY RESIDENTIAL (R-1)* to *MULTI-FAMILY RESIDENTIAL (R-4)*, APN 204-11-0400.
Public Hearing, Discussion and Action.

Commissioner Bolan recused himself from this item citing a conflict of interest. Director Lopez gave some background on the request before the Commission. There was discussion.

Chairman Halbe opened the public hearing. Pauline McMillin, 618 W. Palo Verde Avenue, was opposed to the request. Logan Wildermuth, 721 W. Coolidge Avenue, also spoke in opposition, citing access concerns. No other members of the public wished to speak. Chairman Halbe closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 21-02-04, **Seconded** by Commissioner Bacon. Motion passed unanimously.

C. COOLPZ 21-02-05: *REZONING APPLICATION* for approximately 4.75 acres of land located at the northeast corner of State Route 87 and Randolph Road, in Coolidge, Arizona, changing the zoning from *AGRICULTURAL (AG)* to *GENERAL INDUSTRIAL (I-2)*, APN's 401-21-013Q and 401-21-013R

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. The Commission noted that the site was already being used for industrial purposes. Director Lopez acknowledged the fact and stated the rezoning is the first step to bring the site into compliance, noting that if the zoning is approved the applicant will bring a Major Site Plan back to the Commission for review. There was discussion.

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

Commissioner Bolan **Motioned** to approve COOLPZ 21-02-05, **Seconded** by Commissioner Bacon. Motion passed unanimously.

**CHAIR/DIRECTOR
REPORTS:**

Director Lopez talked about continued development in the City.

CALL TO THE PUBLIC:

No members of the public wished to speak.

ADJOURNMENT:

Motion was made by Commissioner Bolan to adjourn, **Seconded** by Commissioner Metcalf. Motion carried unanimously. Meeting adjourned 7:01 pm.