

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, Commissioner Al Metcalf and Commissioner Rosalinda Federico. 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:

April 7, 2021

OLD BUSINESS:

None

NEW BUSINESS:

A. COOLPZ 21-03-09: A *REZONING APPLICATION* for approximately 9.7 acres of land located at the northeast corner of State Route 87 and Houser Road in Coolidge, Arizona, changing the zoning from *AGRICULTURAL (AG)* to *GENERAL SERVICE (C-3)*, APN 401-71-0040.

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.

Commissioner Metcalf **Motioned** to approve COOLPZ 21-03-09, **Seconded** by Commissioner Bacon. Motion passed unanimously.

B. COOLPZ 21-03-08: A *MAJOR SITE PLAN APPLICATION* submitted by Brad Flahiff on behalf of San Angelo Realty for a Burger King restaurant and related site improvements located within the Safeway Plaza on Arizona Boulevard in Coolidge, Arizona, APN 203-13-004G.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. The applicant, Brad Flahiff, spoke about some of the reasoning related to the site layout. 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 21-03-08 on the condition that the applicant work with staff to modify the curb on the north side of the drive-thru exit, **Seconded** by Commissioner Bolan. Motion passed unanimously.

CHAIR/DIRECTOR REPORTS:

Director Lopez talked about continued development in the City.

ADJOURNMENT:

Motion was made by Commissioner Metcalf to adjourn, **Seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned 7:09 pm.