

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 Metcalf called the meeting to order at 6:00 p.m. Also present were Commissioner Ken Bolan, Commissioner Philip Bacon, and Commissioner Shane Leonard. Chairman Halbe came in as the meeting began. Also present were Development Services Director Gilbert Lopez and City Attorney Nick Cook.

PLEDGE OF ALLEGIANCE

Vice Chair Metcalf led the Pledge of Allegiance.

APPROVAL OF MINUTES:

March 9, and April 6, 2022

OLD BUSINESS:

None

NEW BUSINESS

A. COOLPZ 21-12-32 CUP: *A Conditional Use Permit submitted by Randolph Solar Park LLC. (AKA Vail Solar) located generally between Bartlett Rd, Kleck Rd, Fast Track Rd, and State Route 87, in Coolidge, Arizona, APN's 40133001D, 40133001E, 40133001F, 40133001G, comprising 110 acres more or less.*
Resolution #22-04
Public Hearing, Discussion and Action.

Director Lopez made a statement about the project and clarified that chip seal would not be required on FastTrack road.

Commissioners asked questions about the project.

Vice Chair Metcalf opened the public hearing.

Applicant David Neely made comments and answered questions. There were no other comments.

Vice Chair Metcalf closed the public hearing.

*Chair Ray Halbe made a **Motion** to approve application COOLPZ 21-12-32 along with the resolution #22-04, **Seconded** by Commissioner Bacon, motion passed unanimously.*

B. COOLPZ 22-03-12: *A Major Site Plan for Marriott Fairfield and TOWNPLACE SUITES Hotel submitted by GKI Architects on behalf of Coolidge Hotels LLC, located at 1155 N. AZ Blvd, in Coolidge, Arizona, APN's 203-13-0120.*
Discussion and Action.

Director Lopez presented the item, there were displays and plans shown and discussed.

Commissioners asked questions. The project architect answered questions. Owner Jimmy Garmo came up and spoken about the project and commented that he was excited to be in Coolidge.

Vice Chairman Metcalf asked for any comments from property owners within 300 feet of this site. There were no comments.

Commissioner Bacon **Motioned** to approve COOLPZ 22-03-12, **Seconded** by Commissioner Bolan, motion passed unanimously.

C. COOLPZ 22-03-10 CUP: A *Conditional Use Permit* application for a convenience-food restaurant in the C-3 General Services Zone, located at 179 S. Arizona Boulevard, Coolidge, Arizona, on Assessor Parcel Number 205-04-1790. Northeast corner of Arizona Blvd. and Roosevelt Avenue. **Resolution #22-05**

Public Hearing, Discussion and Action

Director Lopez opened the item up the discussion, explained why the CUP was required.

Commissioners asked questions. Staff and the Architect answered questions.

Vice Chair Metcalf opened the public hearing.

The applicants architect made comments and answered questions. There were no other comments.

Vice Chair Metcalf closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 22-03-10 and resolution, **Seconded** by Commissioner Bacon, Motion passed unanimously.

NEW BUSINESS:

D. COOLPZ 22-03-11: A *Major Site Plan* Application submitted by Abdul Slatewala on behalf of Raj Patel for Dhan Management LLC, located at 179 S. Arizona Blvd. at the Northeast corner of Arizona Blvd. and Roosevelt Avenue, Coolidge, Pinal County, Arizona, APN 205041790.

Discussion and Action

Director Lopez made opening remarks.

Vice Chair Metcalf asked for any comments from surrounding property owners.

There were no other comments.

Commissioner Bolan **Motioned** to approve COOLPZ 22-03-11, **Seconded** by Commissioner Bacon. Motion passed unanimously.

E. COOLPZ 22-02-06: A *Rezoning Application* submitted by Kenneth N. Bolan on behalf of Pima Properties #54, LLC for approximately 4.4 acres of land located west of Arizona Boulevard, between Seagoe Avenue and Palo Verde Avenue, in Coolidge, Arizona, changing the zoning from *Multi-Family Residential (R-4)* to *General Service (C-3)*, on APN 204-11-041C.

Public Hearing, Discussion and Action.

Director Lopez introduced the item and explained staff comments.

Property representative, John Irvin made comments.

Vice Chair Metcalf opened the public hearing. Vice Chair Metcalf closed the public hearing.

*Commissioner Leonard **Motioned** to approve COOLPZ 22-02-06, **Seconded** by Commissioner Bacon. Motion passed unanimously.*

F. COOLPZ 22-03-13: A *Major Site Plan* application for the “Pima Mini Storage” site submitted by Hansen Engineering on behalf of Pima Property #54, LLC, located on Seago Ave., west of Arizona Boulevard, in Coolidge, Arizona, APN’s 204-11-041C.

Discussion and Action.

Director Lopez introduced the item and answered any questions.

Vice Chair Metcalf asked for any comments.

*Commissioner Leonard **Motioned** to approve COOLPZ 22-03-13, **Seconded** by Commissioner Bacon. Motion passed unanimously.*

G. COOLPZ 22-03-09: A *Rezoning Application* for approximately .671 acres of land located on the northeast corner of Shannons Way and Kevins Place, south of Vah-Ki-Inn Rd., in Coolidge, Arizona, changing the zoning from *Single Family Residential (R-1)* to *Multi-Family Residential (R-4)*, part of APN 204-06-014A.

Public Hearing, Discussion and Action.

Director Lopez introduced the item, and discussed keeping the apartments to one story in height.

Vice Chair Metcalf opened the public hearing:

There were comments from the public and responses from the owner.

*Commissioner Bolan **Motioned** approval of COOLPZ 22-03-09, **Seconded** by Commissioner Bacon. Motion passed unanimously.*

**CHAIR/DIRECTOR
REPORTS:**

Director Lopez made some comments and permit updates.

Call to the Public

There were no public comments.

ADJOURNMENT:

Motion was made by Commissioner Bolan to adjourn, **Seconded** by Commissioner Bacon. Motion carried unanimously. Meeting adjourned 7:32 p.m.