

**NOTICE OF MEETING
THE CITY OF COOLIDGE, ARIZONA
PLANNING AND ZONING COMMISSION
WEDNESDAY MARCH 9, 2022 @ 6:00 P.M.
COUNCIL CHAMBERS, 911 S. ARIZONA BLVD, COOLIDGE, AZ**

Pursuant to ARS 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission and to the general public that, at a Regular and/or Special Meeting, the Planning & Zoning Commission may vote to go into Executive Session, which will not be open to the public, for legal advice and consultation with the City Attorney(s) on any item listed on the following agenda, pursuant to ARS 38-431-03(A)(3) and (A)(4). An Executive Session may be called at any time during the Meeting, and upon completion, the Planning & Zoning Commission may resume the meeting, open to the public, to address the remaining items on the agenda.

I. Call to Order:

II. Pledge of Allegiance:

III. Roll Call:

IV. Approval of Minutes: February 9, 2022

V. Old Business:

A. COOLPZ 21-10-27: A proposed *Zoning Code Amendment* submitted by Coolidge property owners to remove *Solar Farm* from the list of Conditionally Permitted Uses in the *Agricultural (AG)* zoning district.

Discussion and Direction.

B. COOLPZ 21-10-30: A proposed *Zoning Code Amendment* creating an *Industrial Solar Farm Overlay Zone (ISF)* to define appropriate areas for *Solar Farm* development within the City.

Discussion and Direction.

VI. New Business

A. COOLPZ 22-01-03 CUP: A Conditional Use Permit submitted by John Ervin for an accessory structure (garage) exceeding 800 sf located at 240 W. Martin Rd., Coolidge, Arizona, APN 205-12-004A, Resolution 22-01.

Public Hearing, Discussion and Action.

B. COOLPZ 22-01-04 CUP: A Conditional Use Permit application submitted by CHM Homes Inc. for a Manufactured Home in the Manufactured Home Overlay (MH) zoning district located at 369 W. Taylor Avenue, Coolidge, AZ, APN 205-18-032, Resolution 22-02.

Public Hearing, Discussion and Action.

C. COOLPZ 21-12-30: A *MAJOR SITE PLAN* for Spruell Ave Apartments site submitted by Hansen Engineering on behalf of Spruell Avenue Apartments LLC, located at 371/375 W Spruell Avenue, in Coolidge, Arizona, APN's 205-17-052/053A/053B.

Public Hearing, Discussion and Action.

VII. Reports from Chairman/City Manager:

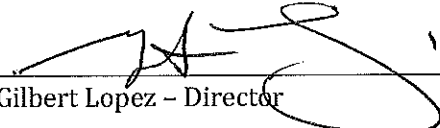
VIII. Call to the Public:

IN KEEPING WITH THE COMMISSIONS POLICY, WE HOPE YOU CAN EXPRESS YOUR IDEAS IN THREE MINUTES OR LESS. THE CHAIRPERSON WILL LIMIT DISCUSSION WHENEVER HE/SHE DEEMS SUCH AN ACTION APPROPRIATE TO THE PROPER CONDUCT OF THE MEETING. THE PLANNING AND ZONING COMMISSION CANNOT RESPOND TO ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE PROVISIONS OF THE "OPEN MEETING LAW" HAVE BEEN COMPLIED WITH.

VIII. Adjournment:

THIS NOTICE IS POSTED IN ACCORDANCE WITH THE CITY CODE 2-4-1 OF THE CITY OF COOLIDGE AND A.R.S. § 38-431, ET SEQ. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND THIS MEETING.

DATED THIS 4th DAY OF MARCH, 2022



Gilbert Lopez - Director

POSTED: 3-4-22 TIME: 8:00 Am.

PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS/INTERPRETERS, SHOULD CONTACT THE ADA COORDINATOR AT (520) 723-5361 OR TDD LINE (520) 723-4653.