

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, Vice-Chair Al Metcalf, Commissioner Philip Bacon, Commissioner Ken Bolan, Commissioner Matt Duran, and Commissioner Shane Leonard. Also present were Development Services Director Gilbert Lopez, Permit Tech Carol Alejandrez, and Attorney Nick Wood.

PLEDGE OF ALLEGIANCE: Chairman Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes for September 8, 2021, October 6, 2021 and November 10, 2021, were approved.

Motion was made by Vice-Chair Metcalf to table, **seconded** by Commissioner Bacon. Motion carried unanimously.

NEW BUSINESS: **D. COOLPZ 21-10-29:** A Resubdivision of Landmark Ranch Parcel 4 submitted by HilgartWilson on behalf of Walton Global Holdings, located west of 9th Street, between Coolidge Avenue and Martin Road.

Public Hearing, Discussion and Action.

Director Lopez introduced the item.

There was discussion by the Commission.

Chairman Halbe opened the public hearing. There were no comments.
Chairman Halbe closed the public hearing.

Motion was made by Vice Chair Metcalf to approve, **seconded** by Commissioner Bolan. Motion passed unanimously.

NEW BUSINESS: **E. COOLPZ 21-07-17:** A Major Site Plan Application submitted by RVi Planning + Landscape Architecture on behalf of Conway Feed Casa Grande Properties LLC, located on State Route 287 west of Eleven Mile Corner Road, Pinal County, Arizona, APN 401-14-002A.

Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this site plan request.

RVI Kyle Barichello made remarks and answered questions.

There was discussion and RVI asked the item be continued to the next meeting in February be able to provide the additional information requested.

Motion was made by Commissioner Bolan to continue COOLPZ 21-07-17 until the next meeting February 09, 2022, **seconded** by Commissioner Lenard, motion passed unanimously.

F. COOLPZ 22-01-01: A *Minor General Plan Amendment* submitted by Vail Solar LLC changing the land use designations from “*Urban Neighborhood*” and “*Business & Commerce*” on approximately 110 acres of land to “*Agriculture*”, Assessor Parcel Numbers 202-27-005A, 202-33-0040, 0060, 008B, 009A, 202-34-001A, 001B, 001C, 0020, 0090, 202-36-001B, 002A, and 209-23-0050.

Public Hearing, Discussion and Action.

Chairman Halbe read the item,

Commissioner Bolan made a statement that he wanted to continue this item along with the public hearing until the City decided about the overlay and decision by the City Council.

There was discussion, between the Commission and Staff.

Chairman Halbe opened the public hearing with the explanation, there were no comments.

Motion was made by Commissioner Bolan to continue the item, **seconded** by Vice Chair Metcalf. Motion carried unanimously.

Reports from Chairman/Development Services Director:

Director Lopez provided updates on continued development in the City.

ADJOURNMENT:

Motion was made by Vice-Chair Metcalf to adjourn, **seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned at 6:46 p.m.