

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 Chairman Al Metcalf, Commissioner Ken Bolan, Commissioner Philip Bacon, Commissioner Duran, and Commissioner Shane Leonard. Also present were City Manager Rick Miller, Carol Alejandrez, and Attorney Nick Wood.

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

APPROVAL OF MINUTES: Minutes February 9, 2022.

Motion was made by Vice Chairman Metcalf to approve, seconded by Commissioner Bacon. Motion carried unanimously.

OLD BUSINESS: **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.

CM Rick Miller made opening comments regarding this amendment request.

There was discussion between the Commission and Staff.

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

CM Rick Miller made opening comments regarding this amendment request.

There was discussion between the Commission and Staff.

NEW BUSINESS **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.

CM Rick Miller made opening comments regarding this amendment request.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing.

Applicant spoke in support during public hearing. There were no additional comments.

Motion was made by Vice Chair Metcalf to approve, including stipulations, and Resolution 22-01, seconded by Commissioner Bacon, motion carried unanimously.

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.

CM Rick Miller made opening comments regarding this amendment request.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing.

Applicant spoke in support during public hearing. There were no additional comments.

Motion was made by Vice Chair Metcalf to approve, with stipulations, and resolution 22-02, seconded by Commissioner Bolan, motion carried unanimously.

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.

CM Rick Miller made opening comments regarding this amendment request, describing the project.

Applicant provided comments about the project.

Chair Halbe opened the public hearing.

Some of the surrounding property owners commented on the project.

There was additional discussion between the Commission and Staff.

Motion was made by Vice Chair Metcalf to approve, seconded by Commissioner Bacon, motion carried unanimously.

Reports from Chairman/Development Services Director:

CM Miller provided updates on continued development in the City and thanked Development Services staff.

CALL TO PUBLIC:

There were comments from the public.

ADJOURNMENT:

Motion was made by Vice-Chair Metcalf to adjourn, **seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned at 7:30 p.m.