

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 Philip Bacon, Commissioner Ken Bolan, and Commissioner Matt Duran. Commissioner Shane Leonard was absent due to a prior professional endeavor. Also present were Director - Gilbert Lopez, City Attorney - Nick Cook and Senior Planner - Phil Garthright.

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

APPROVAL OF MINUTES: Minutes were unavailable to approve from the December 7, 2022 meeting, due to technical issues. They are to be made available for approval at the next P&Z meeting.

NEW BUSINESS: **A. COOLPZ 22-12-42:** A CONDITIONAL USE PERMIT APPLICATION submitted by Jeffrey Winter of Esencia Architects on behalf of Brent Erekson for Tee Jay Fuels at the Shope's IGA Grocery Store for a new 4,240 square foot retail fuel island and overhead canopy ("Convenience-food stores with gas pumps") in the General Business (C-2) Zoning District; situated just south of the main grocery store building, as located at 1940 South Arizona Boulevard (APN # 204-14-2200).

- **Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this conditional use permit request.

Senior Planner, Phil Garthright made a presentation and answered questions.

There was discussion between the Commission and Staff.

Applicant spoke and provided information and support.

Chair Halbe opened the public hearing.

There were no additional comments.

Motion was made by Vice Chairman Al Metcalf, **seconded** by Commissioner Philip Bacon to approve COOLPZ 22-12-42 and Resolution 23-01, motion carried unanimously.

B. COOLPZ 22-10-34: A CONDITIONAL USE PERMIT APPLICATION submitted by Homero Murillo of Murillo's Grading, Inc. for a contractor storage yard in the

General Business (C-2) Zoning District, as located at 120 West Coolidge Avenue (APN # 205-05-085A).

- **Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this conditional use permit request.

Senior Planner, Phil Garthright made a presentation and answered questions.

There was discussion between the Commission and Staff.

Applicant spoke and provided information and support.

Chair Halbe opened the public hearing.

There were no additional comments.

Motion was made by Commissioner Philip Bacon, **seconded** by Commissioner Ken Bolan to approve COOLPZ 22-10-34 and Resolution 23-02, motion carried unanimously.

Reports from Development Services Director:

Director Lopez provided updates on continued development in the City and thanked Development Services staff.

CALL TO PUBLIC:

There was no comment from the public.

ADJOURNMENT:

Motion was made by Vice-Chair Metcalf to adjourn, **seconded** by Commissioner Philip Bacon. Motion carried unanimously. Meeting adjourned at approximately 6:43 p.m.