

**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 (arrived at 6:14), Commissioner Philip Bacon, Commission Shane Leonard and Commissioner Ken Bolan. Commissioner Matt Duran was absent. Also present were Development Services 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 of June 7, 2023.

**Motion** was made by Commissioner Ken Bolan to approve, **seconded** by Commissioner Philip Bacon. Motion carried unanimously.

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**NEW BUSINESS:** **A. COOLPZ 23-03-13:** A proposed ZONING TEXT AMENDMENT to the City of Coolidge Zoning Code, Article XIII – Table A, changing the Minimum Parking Dimensions Standard Width from ten (10) feet, to nine (9) feet; and adding a Van Accessible Parking Space for every six accessible parking spaces with a five (5) foot access aisle.

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this proposed Zoning Text Amendment.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing.

There were no comments from the public.

**Motion** was made by Commissioner Ken Bolan, **seconded** by Vice Chairman Al Metcalf to approve COOLPZ 23-03-13, Commissioner Shane Leonard and Commission Ray Halbe voted nay, motion carried 3-2.

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**B. COOLPZ 23-06-21:** A proposed ZONING TEXT AMENDMENT to the City of Coolidge Zoning Code, Article VI, Sections 601.D, 602.D & 603.D, adding “Churches” as a Conditional Use Permit allowance within the Neighborhood Business (C-1) Zoning District, the General Business (C-2) Zoning District and the General Service (C-3) Zoning District.

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this proposed Zoning Text Amendment.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing.

There were no comments from the public.

**Motion** was made by Commissioner Phil Bacon, **seconded** by Commissioner Ken Bolan to approve COOLPZ 23-06-21, Commissioner Shane Leonard, motion carried 5-0.

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**C. COOLPZ 23-06-22:** A proposed ZONING TEXT AMENDMENT to the City of Coolidge Zoning Code, Article III, Section 3-5.F to create a 1-year preliminary plat extension from the existing 6-month period.

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this proposed Zoning Text Amendment.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

City Attorney, Nick Cook summarized the Planning and Zoning Commission's deliberation to consider a 12-month preliminary plat extension, while still maintaining the current status of any preliminary plat extensions to come before the Planning and Zoning Commission.

Chair Halbe opened the public hearing.

There were no comments from the public.

**Motion** was made by Commissioner Shane Leonard (with language), **seconded** by Commissioner Phil Bacon to approve COOLPZ 23-06-22, motion carried 5-0.

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**Reports from Development Services Director:**

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

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**CALL TO PUBLIC:**

There was no call for comment from the public, being no audience members.

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**ADJOURNMENT:**

**Motion** was made by Vice Chairman Metcalf to adjourn, **seconded** by Commissioner Ken Bolan. Motion carried unanimously. Meeting adjourned at approximately 7:06 p.m.