

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, and Commissioner Shane Leonard. Commissioner Matt Duran and Ken Bolan were absent to prior commitments. 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 of December 7, 2022 and January 11, 2023.

Motion was made by Commissioner Al Metcalf to approve, **seconded** by Commissioner Philip Bacon. Motion carried unanimously.

NEW BUSINESS: **A. COOLPZ 23-01-01:** A PLANNED AREA DEVELOPMENT – MAJOR AMENDMENT APPLICATION request by Sun Communities in conjunction with Langley Kenworthy Estates, LLC for “Hawk Hollow” (A Prior 319-acre section of the Landmark Ranch PAD), as now a 319-acre rental-resort living community of 1,123 village homes, located at the southeast corner of Martin Road and Skousen Road (APN#’s of 209-30-0020 & 209-30-0010).

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

Director Lopez made opening comments regarding this planned area development – major amendment request.

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

Applicant spoke and provided information and support.

There was discussion between the Commission and Staff.

City Attorney, Nick Cook discussed the Planned Area Development – Major Amendment and answered questions.

Chair Halbe opened the public hearing.

There were several comments from the public.

Motion was made by Vice Chairman Al Metcalf, **seconded** by Commissioner Philip Bacon to approve COOLPZ 23-01-01, motion carried 3-1, Commissioner Leonard voting against.

B. COOLPZ 23-01-02: A PRELIMINARY PLAT APPLICATION submitted by C. Dale Willis Jr. of Willis Property Company, LC (originally approved per Coolidge Land LLC on June 9, 2021 P&Z mtg.) for Cross Creek Ranch II, a 615 residential lot subdivision on a 150 acre (+/-) parcel, located at the southeast corner of SR 87/287 and North Skousen Road (APN# of 209-17-003).

- Discussion and Action.

Director Lopez made opening comments regarding this preliminary plat.

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 23-01-02, motion carried unanimously.

C. COOLPZ 23-01-03: A CONDITIONAL USE PERMIT APPLICATION request by Lilia Pehaloza in conjunction with Jose Mendoza and Alondra Mendoza of AZ Auto Detailing, LLC for an “automobile washing establishment” in the General Service (C-3) Zoning District, as located at 891 South Arizona Boulevard (APN # 205-16-001F).

- 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.

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 23-01-03 and Resolution 23-03, motion carried unanimously.

Motion was made by Commissioner Leonard, **seconded** by Chair Halbe to break for a recess. Meeting broke at approximately 7:56 p.m.

Chair Halbe reconvened the meeting from break at approximately 8:07 p.m.

D. COOLPZ 23-01-04: A REZONING APPLICATION request for approximately 7.41 gross acres of land, located at the southeast corner of West Coolidge Avenue and South 9th Street from the Agricultural (AG) Zoning District, to a General Business (C-2) Zoning District as submitted by IPLAN Consulting, on behalf of BSD Coolidge 26, LLC, in association with the project of "Edgewood." This portion as commercial retail services (part of parcel APN# 204-10-008E).

- Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this rezoning 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 several comments from the public.

Motion was made by Vice Chairman Al Metcalf, **seconded** by Commissioner Philip Bacon to approve COOLPZ 23-01-04, motion carried 3-1, Commissioner Leonard voting against.

E. COOLPZ 23-01-05: A REZONING APPLICATION request for approximately 20.38 gross acres of land, located at the southeast corner of West Coolidge Avenue and South 9th Street from the Agricultural (AG) Zoning District, to a Multi-Family Residential (R-3) Zoning District as submitted by IPLAN Consulting, on behalf of BSD Coolidge 26, LLC, in association with the project of "Edgewood." This portion as a multi-family rental community (part of parcel APN# 204-10-008E).

- Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this rezoning 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 several comments from the public.

Motion was made by Vice Chairman Al Metcalf, **seconded** by Commissioner Philip Bacon to approve COOLPZ 23-01-05, motion carried unanimously.

F. COOLPZ 23-01-06: A REZONING APPLICATION request for approximately 42.43 gross acres of land, located at the southeast corner of West Coolidge Avenue and South 9th Street from the Agricultural (AG) Zoning District, to a Planned Area Development (PAD) Zoning District, as submitted by IPLAN Consulting, on behalf of BSD Coolidge 26, LLC. This portion as a townhome-rental community (part of parcel APN# 204-10-008E).

- Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this rezoning 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 several comments from the public.

Motion was made by Vice Chairman Al Metcalf, **seconded** by Commissioner Philip Bacon to approve COOLPZ 23-01-01, motion carried 3-1, Commissioner Leonard voting against.

G. COOLPZ 23-01-07: A CONDITIONAL USE PERMIT APPLICATION request by Tammy Abernethy, CEO for the Hope Women’s Center, Inc. (Coolidge) for a “Civic Institutional” use” per the Churches / Civic / Cultural Institutions use designation in the Single Family (R-1) Zoning District, as located at 2020 South 9th Street (APN# 204-10-004D).

- 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 23-01-07 and Resolution 23-04, motion carried unanimously.

H. COOLPZ 23-01-08: A MAJOR SITE PLAN APPLICATION submitted by Ideal Property Investments, LLC in conjunction with Pima Property Ice Kiosk for a water kiosk structure and ice vending station, on a 0.66 acre (+/-) property located at the southwest corner of South Arizona Boulevard and West Seagoe Avenue (APN# 204-11-041B).

- Discussion and Action.

Director Lopez made opening comments regarding this major site plan.

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 23-01-08, 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 call for comment from the public, being no audience members.

ADJOURNMENT:

Motion was made by Vice-Chair Metcalf to adjourn, **seconded** by Commissioner Philip Bacon. Motion carried unanimously. Meeting adjourned at approximately 9:52 p.m.