

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 from a delayed flight. 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 August 9, 2023.

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

NEW BUSINESS: **A. CITY OF COOLIDGE - GENERAL PLAN 2035 (CIRCULATION):** A discussion and public hearing of the City of Coolidge, General Plan 2035 covering the topic of circulation. Other topics of land use were discussed previously on the Wednesday(s) of Aug. 9 (2023), with later topics of open space, growth areas, the environment, water resources and the cost of development to be discussed at the upcoming Wednesday meetings of Oct. 4, Nov. 8, Dec. 6 (2023) & Jan. 10 (2024). **Discussion and Public Hearing.**

Director Lopez made opening comments regarding the Circulation portion of the City of Coolidge, General Plan 2035 Update.

Senior Planner, Phil Garthright provided a summary to the individual sections of the 2025 General Plan – Circulation portion and answered questions.

Public Works Director, Ben Navarro and Dedrick Denton of Pinal County – Transportation, also provided commentary and answered questions.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing.

Several questions were asked by the public concerning circulation, that were discussed with staff, while inviting those to attend the next meeting topic of Open Space on October 4, 2023

Motion: There was no motion being a part of the overall 2035 General Plan Update involving those P&Z Commission meetings from August, 2023 to January 2024; whereby P&Z Commission action will vote on the 2035 General Plan in March, 2024.

B. COOLPZ 23-07-33: A CONDITIONAL USE PERMIT request by Franklin Architects on behalf of Brad Jensen and the Calvary Chapel Church of Coolidge for an approximately 5,000 square-foot church building, as situated in the Agricultural (AG) Zoning District and as located two-thirds of a mile west of the intersection of Skousen Road and Vah Ki Inn Road (APN# 209-19-007J). **Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Conditional Use Permit.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant provided additional commentary and answered questions.

Chair Halbe opened the public hearing.

There were several comments from the public with two neighbors objecting to the proposal, while several others voiced support for the proposed church.

Motion was made by Commissioner Ken Bolan, **seconded** by Commissioner Matt Duran to approve COOLPZ 23-07-33 & Resolution 23-07, motion carried 5-0.

C. COOLPZ 23-07-34: A MAJOR SITE PLAN APPLICATION submitted by Franklin Architects on behalf of Brad Jensen and the Calvary Chapel Church of Coolidge for an approximately 5,000 square-foot church building, as situated in the Agricultural (AG) Zoning District and as located two-thirds of a mile west of the intersection of Skousen Road and Vah Ki Inn Road (APN# 209-19-007J). **Discussion and Action.**

Director Lopez made opening comments regarding the proposed Major Site Plan.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant provided additional commentary and answered questions.

Chair Halbe opened the public hearing.

There were several comments from the public with two neighbors objecting to the proposal, while several others voiced support for the proposed church. Stipulations were added to require a combination of landscaping and berms (along with distance) that will “screen” the use from adjacent homes, along

with making a provision to have two vehicular entrances from Vah Ki Inn Road.

Motion was made by Commissioner Ken Bolan, **seconded** by Commissioner Matt Duran to approve COOLPZ 23-07-34, motion carried 5-0.

**DEVELOPMENT SERVICES
DIRECTOR - REPORTS:**

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

CALL TO PUBLIC:

Chair Ray Halbe opened the meeting to a general call from the public. There were no comments from the public.

ADJOURNMENT:

Motion was made by Commissioner Ken Bolan to adjourn, **seconded** by Vice-Chairman Al Metcalf. Motion carried unanimously. Meeting adjourned at approximately 8:03 p.m.