

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. Vice Chairman Tom Scott called the meeting to order at 6:00 p.m. Those present were Vice Chairman Tom Scott, Commissioner Philip Bacon, Commissioner Doug Stinson, Commissioner Damacio Montoya, Commissioner Keith Bernstein and Commissioner Deborah Mayers. Chairman Al Metcalf arrived after the approval of the minutes. Also present were Development Services Director - Gilbert Lopez, Legal Counsel - Nick Cook and Senior Planner - Phil Garthright.

PLEDGE OF ALLEGIANCE: Vice Chairman Tom Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of July 10, 2024.

Motion was made by Commissioner Philip Bacon to approve, **seconded** by Commissioner Damacio Montoya. Motion carried unanimously (6-0).

OLD BUSINESS: **A. COOLPZ 24-03-15: A MAJOR SITE PLAN APPLICATION** submitted by Iplan Consulting on behalf of Coolidge 60, LLC (Coolidge AZ Apartment, LLC) for a 328-unit of Multi-Family apartments, on 20-acres (+/-) (18.2 net acres), within the 60-acre (+/-) Mesquite Manor PAD, as located approximately one-half of a mile south of the southeast intersection corner of Coolidge Avenue and Skousen Road, Coolidge, AZ (APN#: 209-25-0040). *(Tabled from July 10th)*
- Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this Major Site Plan.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant representatives introduced themselves and answered several questions. Vice Chairman Tom Scott opened the public hearing. There were no other comments from the public.

Motion was made by Commissioner Doug Stinson, seconded by Commissioner Damacio Montoya to approve COOLPZ 24-03-15, motion carried unanimously (7-0).

(CON'T) ↓

NEW BUSINESS:

B. COOLPZ 24-08-34: A PRELIMINARY PLAT APPLICATION submitted by Chris Lenz and Chris Morgan of United Engineering Group, on behalf of Tanner & Kevin Petersen of Petersen Properties & Management, Inc., for the 75 residential lot subdivision of Skousen Farms, Planning Area “D” on a 19.4-acre, net site (+/-), located northeast of the intersection of Vah Ki Inn Road and Skousen Road (APN #: 209-17-004A).

- Discussion and Action.

Director Lopez made opening comments regarding this Preliminary Plat.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant representatives introduced themselves and answered several questions. Vice Chairman Tom Scott opened the public hearing. There were several comments and questions from the public.

Motion was made by Chairman Al Metcalf, seconded by Commissioner Keith Bernstein to approve COOLPZ 24-06-28, motion carried unanimously (7-0).

**DEVELOPMENT SERVICES
DIRECTOR - REPORTS:**

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

CALL TO PUBLIC:

Vice Chairman, Tom Scott opened the meeting to a general call from the public. There were no comments.

ADJOURNMENT:

Motion was made by Chairman Al Metcalf to adjourn, **seconded** by Commissioner Deborah Mayers. Motion carried unanimously (7-0). Meeting adjourned at approximately 6:36 p.m.