

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

**PLEDGE OF ALLEGIANCE:** Chairman Al Metcalf led the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Minutes of November 6, 2024.

**Motion** was made by Commissioner Tom Scott to approve, **seconded** by Commissioner Damacio Montoya. Motion carried unanimously (7-0).

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**NEW BUSINESS:** **A. COOLPZ 24-11-44:** A proposed **ZONING TEXT AMENDMENT** to the City of Coolidge, Zoning Code, Article IX, Section 906 – “Industrial Solar Facility Overlay Zone” (ISF), C. Conditionally Permitted Uses, 2. Battery Storage is added, and: A proposed Zoning Text Amendment to the City of Coolidge, Zoning Code, Article IX, Section 702 – “General Industrial Zoning District” (I-2), D. Conditionally Permitted Uses, 22. Battery Storage is added.  
– **Public Hearing, Discussion and Action.**

City Manager, Gilbert Lopez provided comment and answered questions to this Zoning Text Amendment.

Senior Planner, Phil Garthright provided additional comments.

There was discussion between the Commission and Staff.

Chairman Al Metcalf opened the public hearing. One person provided comment as to the process leading up to this Zoning Text Amendment.

Motion was made by Commissioner Phillip Bacon, seconded by Vice Chairman Tom Scott to approve COOLPZ 24-11-44, motion carried unanimously (7-0).

**B. COOLPZ 24-11-42:** A **PRELIMINARY PLAT EXTENSION** submitted by Chris Lenz of United Engineering Group (UEG) on behalf of Kevin & Tanner Petersen (Petersen Properties & Management) per the Skousen Farms LF, LLC, for the Skousen Farms – Planned Area Development Units of G through K, a 568 residential lot subdivision on a 134-acre (+/-) parcel, generally located at the northwest corner of West Vah Ki Inn Road and North Skousen Road (APN#:

209-18-003A).

– **Discussion and Action.**

City Manager, Gilbert Lopez provided comment to this Preliminary Plat Extension.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Chairman Al Metcalf opened the public hearing. There were no comments from the public.

Motion made by Commissioner Debra Mayers, seconded by Commissioner Damacio Montoya to approve COOLPZ 24-11-42, motion carried unanimously (7-0).

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**DEVELOPMENT SERVICES  
DIRECTOR - REPORTS:**

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

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**CALL TO PUBLIC:**

Chairman, Al Metcalf opened the meeting to a general call from the public. There were no comments.

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**ADJOURNMENT:**

**Motion** was made by Commissioner Doug Stinson to adjourn, **seconded** by Commissioner Damacio Montoya. Motion carried unanimously (7-0). Meeting adjourned at approximately 6:37 p.m.