

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 City Manager / 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 August 7, 2024.

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

NEW BUSINESS: **A. COOLPZ 24-08-32: A PLANNED AREA DEVELOPMENT APPLICATION** request by William Gasque of Civil Design Solutions on behalf of Mike Lafferty with Lafferty Development, Inc. for the “Coolidge Apartments” – Planned Area Development project; a 20.7 gross acre (+/-) site, involving a 354-unit (previously 414), multi-phased project of studio, 1-and-2 bedroom apartments, with a 3.0 gross acre (+/-) neighborhood retail / commercial site, located one-third of a mile south of the southeast intersection corner of Hanna Road and Hwy 87 (APN#: 401-48-023Q).
- Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this PAD Application.
Senior Planner, Phil Garthright provided comment and answered questions.
There was discussion between the Commission and Staff.

Applicant representatives introduced themselves, then made a presentation 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 Deborah Mayers to approve COOLPZ 24-08-32, motion carried unanimously (7-0).

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 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 Phil Bacon to approve COOLPZ 24-08-34, 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 7:21 p.m.