

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 6:05 p.m. Those present were Commissioner Philip Bacon, Commissioner Deborah Mayers, Commissioner Damacio Montoya and Commissioner Doug Stinson. Chairman Al Metcalf was not present. Also present were Development Services Director - Gilbert Lopez and Senior Planner - Phil Garthright.

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

APPROVAL OF MINUTES: Minutes of March 6, 2024.

Motion was made by Commissioner Philip Bacon to approve, **seconded** by Commissioner Damacio Montoya. Motion carried unanimously (5-0).

NEW BUSINESS: **A. COOLPZ 23-12-50: A PRELIMINARY PLAT APPLICATION** submitted by Hilgart Wilson Engineering on behalf of Cardon Hiatt Investments (Cameron MacDonald), Cardon Bowden Investments, LeSueur Investments and Anderson Capital Partners per the amended "Brighton" Planned Area Development for Parcels 1 & 2, a 927 residential lot subdivision on a 252-acre(+/-) parcel, as located, approximately 650-feet south of the southeast intersection corner of West Martin Road and North Kenworthy Road (APN #'s: 209-31-009A, 209-31-017).

- 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. The applicant answered several questions.

Vice Chairman Tom Scott opened the public hearing to those only within 300-feet of the site.

There were no comments from the public.

Motion was made by Commissioner Philip Bacon, seconded by Commissioner Deborah Mayers to approve COOLPZ 23-12-50, motion carried 5-0.

B. COOLPZ 24-02-08: A MAJOR SITE PLAN APPLICATION submitted by J.L.D. Engineering on behalf of Buckets4Rent, LLC (Michelle & Jason Caley) for an I-2, General Industrial Zoning District, Section 702.C.25, under Principally

Permitted Uses, a “Contractor’s Storage Yard” use, on a 0.85-acre site, as located southwest of the intersection of West Coolidge Avenue and South 1st Street (APN #: 205-14-014A).

- 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. The applicant answered several questions.

Vice Chairman Tom Scott opened the public hearing to those only within 300-feet of the site.

There were no comments from the public.

Motion was made by Commissioner Doug Stinson, seconded by Commissioner Philip Bacon to approve COOLPZ 24-02-08, motion carried 5-0.

C. COOLPZ 24-02-07: A CONDITIONAL USE PERMIT APPLICATION request by Ken McDonald of AES Clean Energy on behalf of Shimizu-Wodiske, LLC for an AG, Agricultural Zoning District, Section 501.C.11, under Conditionally Permitted Uses, a “Public Utility Buildings, Structures and Equipment” use, on a 48.04-acre site, as located, approximately 900-feet north of the northeast intersection corner of West Selma Highway and South Eleven Mile Corner Road (APN #: 401-69-002A).

- Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this Conditional Use Permit.

Senior Planner, Phil Garthright provided comment and answered questions.

Vice Chairman, Tom Scott opened the public hearing. There were several public comments. More discussion and comments were made between the Commission and Staff, along with the applicant.

Motion was made by Commissioner Doug Stinson, seconded by Vice Chairman Tom Scott to deny COOLPZ 24-02-07, motion carried (3-2) with an individual voice vote of Vice Chairman Tom Scott, Commissioner Doug Stinson, and Commissioner Philip Bacon voting to deny, and Commissioner Deborah Mayers and Commissioner Damacio Montoya voting to not-deny.

D. COOLPZ 24-02-12: A RESUBDIVISION (REPLAT) APPLICATION submitted by Dale Mattingly, P.L.S. of Black Mountain Surveying on behalf of the

Heartland Coolidge Community Association (c/o MBC-Heartland, LLC) in changing the boundaries of Heartland Unit 3, Parcel X for the purpose of creating a well site tract, as located, approximately 550-feet south of the southwest corner of West Vah Ki Inn Road and North Kenworthy Road (APN#: 209-38-668C).

- Discussion and Action.

Director Lopez made opening comments regarding this Resubdivision (Replat).

Senior Planner, Phil Garthright provided comment.

Participants to the agenda item require additional time to complete business terms, to the transaction of this well site and thus a continuance. Since the agenda item was notified to those within 300-feet, the public hearing was conducted.

Vice Chairman Tom Scott opened the public hearing to those only within 300-feet of the site.

There were no comments from the public.

Motion was made by Commissioner Damacio Montoya, seconded by Commissioner Philip Bacon to continue COOLPZ 24-02-12, to the May 8, 2024 P&Z Commission Meeting, motion carried 5-0.

**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.

ADJOURNMENT:

Motion was made by Commissioner Philip Bacon to adjourn, **seconded** by Commissioner Deborah Mayer. Motion carried unanimously (5-0). Meeting adjourned at approximately 8:16 p.m.