

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

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

**APPROVAL OF MINUTES:** Minutes of January 10, 2024.

**Motion** was made by Commissioner Phil Bacon to approve, **seconded** by Commissioner Doug Stinson. Motion carried unanimously (5-0).

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**NEW BUSINESS:**

**A. ELECTION OF OFFICERS:** *Vote for a Chairman and Vice-Chairman to the Planning and Zoning Commission.* Motion was made by Commissioner Philip Bacon to nominate the current Vice Chairman, Al Metcalf to become the new Planning and Zoning Commission, Chairman, seconded by Commissioner Deborah Mayers. Motion carried unanimously (5-0). Motion was made by Commissioner Philip Bacon to nominate Commissioner Tom Scott as the next Planning and Zoning Commission, Vice-Chairman, seconded by Commissioner Doug Stinson. Motion carried unanimously (5-0).

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**B. COOLPZ 23-12-51: A CONDITIONAL USE PERMIT APPLICATION** request by Marcus Wood of Factory Expo Homes (Tucson) on behalf of Jimmy and Terri Rogers for a Manufactured Home in the Agricultural (AG) Zoning District, located at 964 North Blakeman Place, Coolidge, AZ; and as is situated, southwest of the intersection of West Vah Ki Inn Road and North Blakeman Place (APN#: 209-19-007C).

**- Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Conditional Use Permit.

Senior Planner, Phil Garthright provided comment and answered questions.

Marcus Wood on behalf of the applicant provided comment and answered questions.

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

Motion was made by Commissioner Philip Bacon, seconded by Commissioner Damacio Montoya, along with Resolution 24-02, to approve COOLPZ 23-12-51, motion carried unanimously (5-0).

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**C. COOLPZ 24-01-01: A ZONING TEXT AMENDMENT** to change the City of Coolidge, Zoning Code, Article III, Section 302 – Definitions: “Marijuana Uses” as deleted in its entirety and replaced with the following: “Marijuana uses” shall include collectively marijuana cultivation facilities, medical marijuana dispensaries, marijuana dispensary cultivation facilities, dual license marijuana dispensaries and marijuana infusion facilities.

**- Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Zoning Text Amendment.

Senior Planner, Phil Garthright provided comment and answered questions.

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

Motion was made by Commissioner Deborah Mayer, seconded by Commissioner Phil Bacon, to approve COOLPZ 24-01-01, motion carried unanimously (5-0).

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**DEVELOPMENT SERVICES  
DIRECTOR - REPORTS:**

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

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**CALL TO PUBLIC:**

Vice Chairman, Al Metcalf opened the meeting to a general call from the public.

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**ADJOURNMENT:**

**Motion** was made by Commissioner Phil Bacon to adjourn, **seconded** by Commissioner Damacio Montoya. Motion carried unanimously. Meeting adjourned at approximately 7:07 p.m.