

**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 Keith Bernstein and Commissioner Deborah Mayers. Commissioner Doug Stinson arrived at 6:04 p.m., while Commissioner Damacio Montoya did not attend. 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 December 4, 2024.

**Motion** was made by Commissioner Tom Scott to approve, **seconded** by Commissioner Philip Bacon. Motion carried unanimously (5-0) at 6:01 p.m.

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**NEW BUSINESS:** **A. COOLPZ 24-09-37: A CONDITIONAL USE PERMIT APPLICATION** request by Luis Varela of La Monarca Ice Cream for a drive-thru associated with a Convenience-food restaurant as listed in the General Service (C-3) Zoning District, Section 603.D.10, as located at 510 South Arizona Blvd, also being situated southwest of the intersection of Arizona Boulevard and Coolidge Avenue (APN #: 204-11-0010).

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

Senior Planner, Phil Garthright provided commentary about this Conditional Use Permit.

Development Services Director, James Myers and City Manager, Gilbert Lopez provided additional comment and answered questions.

There was further discussion between the Commission and Staff.

Chairman Al Metcalf opened the public hearing. The applicant and representatives commented and answered further questions.

Motion was made by Commissioner Deborah Mayers, seconded by Commissioner Keith Bernstein to approve COOLPZ 24-09-37 and Resolution 25-01, motion carried unanimously (6-0).

**B. COOLPZ 24-12-47: A REZONING APPLICATION** per the City of Coolidge, Regional Park to change a portion of the park from a zoning designation of an Agricultural (AG) Zoning District to that of a General Business (C-2) Zoning District on 5.81 acres of land, as located southeast of the intersection of West

Coolidge Avenue and South Skousen Road (APN #: 209-25-0020).

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

Senior Planner, Phil Garthright provided commentary about this Conditional Use Permit.

Development Services Director, James Myers and City Manager, Gilbert Lopez provided additional 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 Doug Stinson, seconded by Commissioner Phil Bacon to approve COOLPZ 24-12-47, motion carried unanimously (6-0).

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**DEVELOPMENT SERVICES  
DIRECTOR - REPORTS:**

Development Services Director, James Myers and City Manager Gilbert Lopez provided updates on continuing development in the City of Coolidge.

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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 Tom Scott. Motion carried unanimously (6-0). Meeting adjourned at approximately 6:48 p.m.