



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 10, 2014**

**City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326**

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Kempiak called the meeting to order at 6:00 p.m.

Members present: Vice Chair Jim Zwerg, Commissioner Jeffrey Hundley, Chairperson Carol Kempiak, Commissioner Gregory Clemmons, Alternate Thomas Marcinko, Alternate Brian Sweiven seated for District 1, Alternate Deanna Kupcik, Alternate Clayton Bedoya seated for District 4, Alternate Bill Elliott, Alternate Duane Mity seated for District 6, Commissioner Jeffrey Nagy arrived at 6:35pm

Members Absent: Commissioner Russell Hood, Commissioner Nick Hudec, Alternate Richard Burrell

Staff Present: Planning Manager Terri Hogan, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, City Attorney Chris Schmaltz, Planner Andrea Marquez, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM MAY 27, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Vice Chair Zwerg and seconded by Commissioner Clemmons to approve the minutes of the May 27, 2014 Planning and Zoning Commission Regular Meeting. Motion passed unanimously.

3. NEW BUSINESS

City Attorney Chris Schmaltz advised the Commissioners to consider action on item 3B – CMPA10-02 Spurlock Ranch Community Master Plan Amendment prior to taking action on item 3A – PP06-28R Spurlock Ranch Preliminary Plat Revision.

3B. CMPA10-02 Spurlock Ranch Community Master Plan Amendment

Senior Planner Ed Boik presented and was available to answer questions from the Commission. Alternate Sweiven seated for District 1 questioned if the transportation has been worked out with the Wickenburg School District. Ed Boik stated that the School Agreement was in discussion between the school district and the developer. Alternate Sweiven asked the determination of traffic signals. Ed Boik informed the Commission that the Traffic Engineer would determine the appropriateness of traffic signals, when they are required, and the developer would be obligated to provide them within their development. Sweiven questioned the installation of water and sewer. Ed Boik confirmed that the City of Buckeye would provide water and sewer service to this community and the developer would be responsible for the installation. Alternate Bedoya seated for District 4 asked how far outside of this development would traffic signals be provided. Ed Boik informed the Commission that the developer would only be obligated to provide signals within their project area. Bedoya questioned if there would be road widening of the main access point into this community. Ed Boik stated that based on information from the engineers, traffic impact analysis and roadway designs thus far accommodate the expected traffic, and once the development arrives at a certain point, a permanent second point of access would have to be provided by the developer. Alternate Marcinko questioned the timing of the entryway expansion to the development, to be done sooner rather than later. Ed Boik informed that based on engineer studies, the initial planned roadway is sufficient to provide the necessary entry access. Alternate Marcinko asked what effect the construction of this new development would have

on the existing canal from the environmental standpoint. Senior Planner Ed Boik informed Marcinko that this information would be available in the Environmental Study. Vice Chair Zwerg questioned what the public safety response would be. Ed Boik informed the Commissioners that the Fire Department has reviewed and agreed upon that the emergency entry to the development would be adequate for the beginning of this project. There is a public safety element in place with this project that a permanent facility would be mandatory after a certain trigger point related to population. Council Liaison Heustis asked if there was a bridge to be built over the canal. Ed Boik confirmed that the developer would be building a bridge over the canal. Heustis asked what the width of the interior streets would be. Ed Boik stated that the proposed street width meets the recently updated minimum design requirements. Council Liaison Heustis also questioned if this community would have a CFD. Ed Boik informed the Commission that a CFD is an option to the developer. Chairperson Kempiak asked if there are signed school agreements with this project. Ed Boik confirmed that the previously signed school agreements are still in place and are valid. Chairperson Kempiak asked if there is to be a well site within this development. Senior Planner Ed Boik confirmed that the well site would be the water servicing this project.

Applicant Ron Hilgart with HilgartWilson was present to provide additional information to the Commission. A public hearing was opened at 6:41 p.m. There being no comments from the public, the public hearing was closed at 6:41 p.m. A motion was made by Vice Chair Zwerg and seconded by Commissioner Hundley to approve recommendation to the City Council with revised and amended stipulations. Motion passed unanimously.

3A. PP06-28R Spurlock Ranch Preliminary Plat Revision

Senior Planner Ed Boik presented and was available to answer questions from the Commission. A public hearing was opened at 6:42 p.m. There being no comments from the public, the public hearing was closed at 6:42 p.m. A motion was made by Vice Chair Zwerg to approve recommendation to the City Council with stipulations and amended stipulations. Motion seconded by Commissioner Clemmons. Motion passed unanimously.

4. COMMENTS FROM THE PUBLIC

None

5. REPORT FROM STAFF

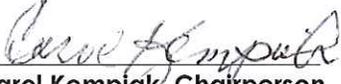
None

6. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

7. ADJOURNMENT

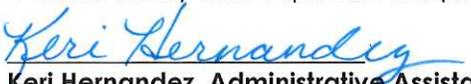
A motion was made by Vice Chair Zwerg and seconded by Commissioner Clemmons to adjourn at 6:43 p.m. Motion carried.


Carol Kempiak, Chairperson

ATTEST:


Keri Hernandez, Administrative Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 10th day of June, 2014. I further certify that a quorum was present.


Keri Hernandez, Administrative Assistant