



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JULY 22, 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 Nagy, Commission Preston Hundley – which had to excuse himself at 7:53pm for an emergency response call), Chairperson Carol Kempiak, Alternate Clayton Bedoya seated for District 4, Commissioner Gregory Clemmons, Commissioner Nick Hudec, Alternate Thomas Marcinko, Alternate Brian Sweiven, Alternate Bill Elliott, Alternate Duane Mity

Members Absent: Commissioner Russell Hood, Alternate Richard Burrell, Alternate Deanna Kupcik, Council Liaison Craig Heustis

Staff Present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Administrative Assistant Keri Hernandez, Development Services Director George Flores, Traffic Engineer Chris Lemka, Economic Development Program Coordinator Suzanne Boyles, City Attorney Chris Schmaltz

2. APPROVAL OF MINUTES FROM JUNE 24, 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 June 24, 2014 Planning and Zoning Commission Regular Meeting. Motion passed unanimously.

3. NEW BUSINESS

3A. RZ13-01 PARKMAN RANCH REZONE AND PAD

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Commissioner Hudec asked what types of businesses have shown interest in the land use. Mr. Copeland stated that the way the City Code is articulated; any end user can come onto the property as long as they are in compliance with the designated use for that particular zoning. Commissioner Clemmons asked what prompted the change in the zoning, and is there anything on the table thus far to address the concerns of the public. Mr. Copeland stated that the applicant has held neighborhood meetings and has included some of the design issues that the neighbors were concerned about. Planning Manager Terri Hogan clarified that a General Plan Amendment did not come in concurrent with this rezone and the reason for that was that the rezone the applicant was asking for, the Industrial-1 rezone with added commercial uses, is in compliance with the General Plan. Alternate Bedoya asked if there are any plans for the commercial property immediately north of the project or the Goodyear portion immediately east of the property. Mr. Copeland informed the Commission that there are currently no active projects at this time for the properties in question. Vice Chair Zwerg asked if the site access to the property would change, if the zoning is changed to Light Industrial (I-1). Mr. Copeland informed the Commission that when any project comes into the City, engineering development standards have requirements as to distance between access points, and fire reviews the projects to ensure that there are adequate access points for emergency services as well. Vice Chair Zwerg asked if improvements would have to be made to Van Buren and Perryville if the use was changed to I-1. Mr. Copeland stated

that if one user came in, the entire perimeter would have to be addressed at that time. If the property is phased out with several users, then the roads would be improved at the time of those phases. Vice Chair Zwerg asked what would happen if the property remained as planned residential, what would be the maximum capacity potential. Mr. Copeland responded that typically residential develops in a range of three (3) to five (5) dwelling units per acre. Vice Chair Zwerg asked about the Luke Air Force Base sound ordinance and if there were dwelling restrictions within that flight path. Mr. Copeland was unable to provide information at this time regarding what would be allowed under that contour without reviewing a proposal. City Attorney Schmaltz informed the Commission that under the old zoning code that this land is currently zoned under; there is no minimum lot size for planned residential zoning districts. Ms. Hogan added there are some complexities with regard to whether this site is grandfathered in with a development plan, and the military base is stating that the portion of this site that is inside the 65-Ldn, cannot have residential development according to the State Statute. Vice Chair Zwerg asked if the stipulations are approved. Mr. Copeland stated that staff and the applicant were in agreement with the proposed stipulations. Chairperson Carol Kempiak requested addition to the stipulations. City Attorney Schmaltz suggested that any added stipulations should be addressed or added when a motion is made. Chairperson Kempiak asked if Medical Marijuana Dispensaries would be excluded due to the proximity of the residential surrounding although their use is permitted in I-1 zoning. Mr. Copeland stated that he would need to analyze this further, but informed the Commission that they can include this into the already proposed stipulations. Alternate Elliott asked why this land was zoned as residential to begin with. Mr. Copeland informed the Commission that when this land was annexed in to the City of Buckeye, the Planned Residential zoning district was comparable to what the county zoning was. Alternate Sweiven spoke of his concern with industrial being surrounded by residential. Applicant Wendy Riddell presented and was available to answer questions from the Commission.

The Public Hearing was opened at 6:47 PM.

Stephen Anderson of 19419 West Taylor Street, in unincorporated Buckeye, spoke of his concerns of increased traffic issues through the residential area surrounding the project.

Diane Craglow of 19302 West Taylor Street, in unincorporated Buckeye, spoke of her concerns regarding traffic issues, access points to project property, and roadway improvements.

Bill Hicks of 19436 West Taylor Street, in unincorporated Buckeye, spoke of his concerns regarding the increase of traffic through the residential area, the streets only being chip sealed and withstanding the amount of traffic potentially to come through, and access points to the subject property.

Kris Philo of 19027 West Latham, in unincorporated Buckeye, spoke of his concerns regarding setbacks surrounding the subject property and provided his written concerns to staff.

Mary Tippie of 623 North 191st Avenue, in unincorporated Buckeye, spoke of her concerns regarding the impact of traffic on the surrounding residential, and access points surrounding subject property.

Maria Trevino of 19101 West Melvin Street, in unincorporated Buckeye, spoke of her concerns regarding wall height surrounding the subject property, sidewalks, and roadway improvements and maintenance. With there being no further comments, the Public Hearing was closed at 7:05 PM.

Mr. Copeland asked that the speed limit concerns along adjacent roadways and street improvement concerns be addressed. City Traffic Engineer Chris Lemka informed the Commission that the Engineering Department has been working with the applicant on the site access and roadways with plans that are under review. Mr. Lemka stated that the speed limit along these residential roadways would remain at twenty-five (25) miles per hour. Mr. Lemka also stated that 191st and Roosevelt roadways would have to be improved to accommodate the traffic that is being anticipated. Mr. Lemka stated that sidewalks are included in the plans under review as well as the number of access points for the project. Commissioner Nagy questioned the I-10 access. Applicant Ms. Riddell confirmed that there is an interchange currently under construction at Perryville and I-10. Commissioner Hudec asked if access points could be restricted to the property along 191st Avenue. Wendy Riddell stated that in order to have a successful site, access should not be limited to only Van Buren and Perryville. Vice Chair Zwerg questioned the City's responsibilities of the full width street improvements for this project. Mr. Copeland confirmed that the right-of-ways are indeed unincorporated at this time, but will be annexed as the project moves forward. Alternate Bedoya made a motion to recommend approval and Vice Chair Zwerg seconded.

Commissioner Nagy asked to add a stipulation that could possibly restrict the number of access points along 191st Avenue. Mr. Copeland informed the Commission that the applicant agreed to include no truck access signage through the residential area. Alternate Bedoya revised his motion to accept the stipulation to state that this site shall have restricted access points unless warranted by the traffic impact study and staff approval along 191st Avenue and Roosevelt Street. Revised motion was seconded by Vice Chair Zwerg. Motion passed unanimously.

4. COMMENTS FROM THE PUBLIC

Maria Trevino would like information on what is being development on the corner of Perryville and VanBuren. Chairperson Kempiak referred Ms. Trevino to contact City staff for questions.

5. REPORT FROM STAFF

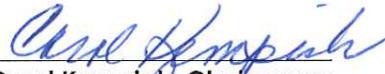
Ms. Hogan commented on material that was provided to update the Commission on projects and possible workshop.

6. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairperson Kempiak requested to have the cancellation of November 25th and December 23rd appears on the next Planning and Zoning Commission regular meeting agenda. Chairperson Kempiak requested information on when the kiosks would be updated to say "City of Buckeye". Vice Chair Zwerg stressed the importance of keeping the line of communication open with the public.

7. ADJOURNMENT

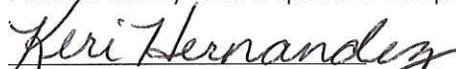
A motion was made by Vice Chair Zwerg and seconded by Commissioner Hudec to adjourn at 8:07 p.m. Motion carried.


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 22nd day of July, 2014. I further certify that a quorum was present.


Keri Hernandez, Administrative Assistant