



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
AUGUST 12, 2014

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Members present: Vice Chair Jim Zwerg, Commissioner Jeff Nagy, Commissioner Preston Hundley, Chairperson Carol Kempniak, Alternate Clayton Bedoya seated for District 4, Commissioner Gregory Clemmons, Commissioner Nick Hudec, Alternate Bill Elliott, Alternate Thomas Marcinko, Alternate Duane Mity

Members absent: Commissioner Hood, Alternate Sweiven, Alternate Burrell, Alternate Kupcik

Staff present: Senior Planner Adam Copeland, Planning Manager Terri Hogan, Administrative Assistant Keri Hernandez, City Attorney Chris Schmaltz, Senior Planner Ed Boik, Planner Andrea Marquez, Planner Sean Banda, Development Services Director George Flores, City Engineer Scott Zipprich, Deputy City Engineer Jason Mahkovtz, Transportation Engineer Chris Lemka, Management Assistant Agreements Coordinator Margaret Wilson, Council Liaison Craig Huestis

2. APPROVAL OF MINUTES FROM JULY 22, 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 July 22, 2014 Planning and Zoning Commission Regular Meeting. Motion passed unanimously.

3. NEW BUSINESS

3A. PP13-03 Arroyo Seco South Preliminary Plat

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Commissioner Nick Hudec inquired of turn lanes entering the subject property from 195th Avenue. Mr. Copeland informed the Commission that upon the 1st phase, a full half street to include a turn lane will be required. Commissioner Nagy asked about the fire department response for Arroyo Seco. Mr. Copeland informed the Commission that fire response would come from the Verrado fire station, and fire department staff had reviewed and approved the project to proceed. Alternate Clayton Bedoya requested Mr. Copeland to explain why public utility easements will be limited. Mr. Copeland explained there are different uses for certain easements and each has restrictions. Council Liaison Craig Huestis asked if there are plans to extend Thomas Road to the east from existing location. Mr. Copeland explained that the Verrado developer, DMB, has plans to extend Thomas Road in coordination with the Arroyo Seco North Phase 2 development. Alternate Thomas Marcinko asked if land use other than the commercial indicated for the project is planned. Mr. Copeland stated that the remaining land is zoned planned residential, density is based on the plat submitted, and the applicant is in conformance with the current standards. Commissioner Gregory Clemmons asked if the police department was included in the response review. Mr. Copeland stated that the police department is a part of the development review team and had no opposition to the project moving forward.

A Public Hearing was opened at 6:21 pm. Dr. Peace Ezeogba-Odoemena of 2344 North Alsap Road in Verrado, questioned who would be the utility service providers for the subject property. Applicant Mark Voigt informed the public and the Commission that the provider will be Arizona Water, a private water

company, to serve domestic and fire flow to the development. Sewer services would be provided by the City of Buckeye. There being no further comments from the public, the public hearing was closed at 6:24 pm.

A motion was made by Commissioner Hudec and seconded by Vice Chair Zwerg to approve as presented with stated stipulations. Motion carried.

3B. CANCELLATION OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING FOR NOVEMBER 25, 2014

A motion was made by Vice Chair Zwerg and seconded by Commissioner Hudec. Motion carried.

3C. CANCELLATION OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING FOR DECEMBER 23, 2014

A motion was made by Commissioner Clemmons and seconded by Alternate Bedoya. Motion carried.

4. COMMENTS FROM THE PUBLIC

None

5. REPORT FROM STAFF

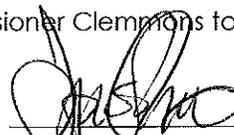
None

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 6:26 p.m. Motion carried.



James Zwerg, Vice 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 12th day of August, 2014. I further certify that a quorum was present.


Keri Hernandez, Administrative Assistant