# CITY OF BUCKEYE
## PLANNING AND ZONING COMMISSION
## REGULAR MEETING MINUTES
## AUGUST 26, 2014

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

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
Vice Chairperson Zwerg called the meeting to order at 6:00 p.m.

Members present: Vice Chair Jim Zwerg, Alternate Sweiven seated for District 1, Commissioner Preston Hundley, Alternate Deanna Kupcik seated for District 3, Commissioner Clayton Bedoya, Alternate Thomas Marcinko seated for District 5, Commissioner Nick Hudec, Alternate Duane Mitry

Members absent: Commissioner Jeffrey Nagy, Chairperson Kempiak, Commissioner Gregory Clemmons, Alternate Elliott, Alternate Burrell

Staff present: Planning Manager Terri Hogan, Planner Sean Banda, Administrative Assistant Keri Hernandez, City Attorney Chris Schmaltz, Council Liaison Craig Huestis arrived at 6:02

**2. APPROVAL OF MINUTES FROM AUGUST 12, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING**
A motion was made by Commissioner Hudec and seconded by Commissioner Hendley to approve the minutes of the August 12, 2014 Planning and Zoning Commission Regular Meeting. Motion passed unanimously.

**3. APPROVAL OF MINUTES FROM AUGUST 12, 2014 PLANNING AND ZONING COMMISSION WORK SESSION**
A motion was made by Commissioner Hundley and seconded by Commissioner Bedoya to approve the minutes of the August 12, 2014 Planning and Zoning Commission Work Session. Motion passed unanimously.

**4. NEW BUSINESS**

**4A. PP14-04 Verrado Victory Phase 2 Preliminary Plat**
Planner Sean Banda presented and was available to answer questions from the Commission. Alternate Marcinko asked if there would be one-way streets in the presented preliminary plat. Mr. Banda explained that there are no on-way streets in this project. Alternate Sweiven asked if the presented project is an age restricted community. Mr. Banda confirmed that Verrado Victory District is indeed an age restricted community, that has the age restriction of fifty-five (55) years of age. Applicant Jill Hegardt informed the Commission that she would be able to forward information once it has been obtained. Mr. Sweiven asked about in the increase of protection with public safety. Ms. Hegardt informed the Commission that the developer is working with city staff to ensure that police and fire response times are addressed. Council Liaison Craig Huestis asked if the Clubhouse is included in this phase of the project. Mr. Banda informed the Commission that the Clubhouse project was included in the first phase of the plat.
A Public Hearing was opened at 6:12 pm. Jean Huerta of 5312 North Tuthill Road in Beautiful Arizona Estates spoke of her concerns regarding the removal of the berm that lies between Verrado and Beautiful Arizona development. Patricia Dycus of 20012 West Pasadena Avenue in Beautiful Arizona Estates spoke of her concerns regarding development of roadways related to the subject properties. Ed Polomski of 19702 West Georgia Avenue in Beautiful Arizona Estates spoke of his concern regarding the

abandoned utility easement and the endangered wildlife in that area. There being no further comments from the public, the public hearing was closed at 6:21 pm.
Mr. Banda spoke about the future regional connectivity between the Verrado Community and Beautiful Arizona Estates. Mr. Zwerg asked if the eastern boundary of Verrado is an access trail or roadway. Mr. Banda explained to the commission that the eastern boundary is currently a man-made ditch that aligns with Tuthill Road, 203rd Avenue, and Acacia wash, and will not serve as a roadway. Commissioner Hudec asked if there are plans to relieve the traffic flow exiting onto Indian School Road and Jackrabbit Trail. Mr. Banda explained that there are future plans to widen roadways and plans for traffic control to alleviate the increase of traffic. Developer Engineer Art Nehf informed the Commission that traffic consultant engineers are currently working on traffic plan analysis and the improvement that would be warranted by that study.
Ms. Hegardt presented and was available to answer questions that the Commission may have. Mr. Nehf explained to the Commission that the Tuthill drainage ditch would be done in phases. Mr. Marcinko asked if the existing berm could be incorporated with the engineering design moving forward. Mr. Nehf explained that this berm along the Tuthill alignment is an un-engineered dike, and must be deconstructed and rebuilt according to engineering design standards. Mr. Zwerg questioned the potential additional waterline. Mr. Nehf explained to the Commission that DMB will be responsible for providing distribution lines off the Epcor waterlines. Mr. Zwerg requested a future workshop regarding the progression of the berm reconstruction. Mr. Huestis asked who actually built the berm. Mr. Nehf informed the Commission that the previous land owners, Caterpillar, created this berm more than twenty years ago with their equipment and no engineering plans have been found to be associated with this.
A motion was made by Commissioner Hudec and seconded by Commissioner Bedoya to approve as presented with stated stipulations. Motion carried.

**5. COMMENTS FROM THE PUBLIC**
Jean Huerta of 5312 North Tuthill Road in Beautiful Arizona Estates spoke of her appreciation for the applicant and city staff for working closely with the concerns of the residents.

**6. REPORT FROM STAFF**
None

**7. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**
None

**8. ADJOURNMENT**
A motion was made by Commissioner Bedoya and seconded by Commissioner Hudec to adjourn at 7:01 p.m. Motion carried.

Carol Kempiak

**Carol Kempiak, Chairperson**

**ATTEST:**

Keri Hernandez

**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 26th day of August, 2014. I further certify that a quorum was present.

Keri Hernandez

**Keri Hernandez, Administrative Assistant**