



**CITY OF BUCKEYE**  
**PLANNING AND ZONING COMMISSION**  
**DRAFT REGULAR MEETING MINUTES**  
**SEPTEMBER 9, 2014**

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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, Alternate Sweiven seated for District 1, Commissioner Preston Hundley, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Clemmons, Alternate Duane Mitry seated for District 6, Alternate Thomas Marcinko, Alternate Richard Burrell, Alternate Deanna Kupcik, Alternate Bill Elliott

Members absent: Commissioner Jeffrey Nagy, Commissioner Nick Hudec

Staff present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Planner Andrea Marquez, Administrative Assistant Keri Hernandez, Development Services Director George Flores, City Attorney Chris Schmaltz, Council Liaison Craig Huestis

**2. APPROVAL OF MINUTES FROM AUGUST 26, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING**

A motion was made by Vice Chair Zwerg and seconded by Commissioner Hundley to approve the minutes of the August 26, 2014 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

**3. NEW BUSINESS**

**3A. RESCHEDULED NOVEMBER 11, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING**

Request was made by the Planning and Zoning staff to reschedule the regular meeting which falls on the Veteran's Day holiday, to Wednesday, November 12, 2014.

Public Hearing was opened at 6:01p.m. There being no comments from the public, the public hearing was closed at 6:01p.m. A motion was made by Vice Chair Zwerg and seconded by Commissioner Hundley to approve the rescheduling as presented. Motion carried.

**3A. DSN14-04 JONES FORD/BUCKEYE DISTRIBUTION CENTER COMPREHENSIVE SIGN PROGRAM**

Senior Planner Adam Copeland presented and was available to answer questions from the Commissioners.

Alternate Sweiven asked for confirmation on the number of signs that were included in this presentation. Mr. Copeland informed the Commission that there are a total of 6 signs that were indicated in the presentation.

Alternate Mitry requested clarification on the Freeway Digital Billboard presented in the exhibit. Mr. Copeland explained that this was for reference only and would be presented separately to the Commission in the future when the applicant moves forward with that project.

Alternate Marcinko questioned if the billboards mentioned in the presented sign program, would count towards the total number of billboards allowed within the City. Mr. Copeland confirmed that the billboards would be counted in the total number that the City is allowed per the City's Billboard Ordinance. Mr. Marcinko asked what the difference was between the Pylons and the Billboards. Mr. Copeland explained to the Commission that the Pylon sign would allow on-site advertising, whereas the Billboards would permit both on-site and off-site advertising.

A public hearing was opened at 6:14 p.m.

Dr. Peace of 2344 North Alsap Road in Verrado asked what the targeted opening of the dealership would be. Applicant Tom Jones informed Dr. Peace that the facility would be operating in a projected 6-9 months. With there being no further comments from the public, the public hearing was closed at 6:15 p.m.

Applicant Warren Alvord commended the excellent level of customer service provided by staff through this project process.

A motion was made by Vice Chair Zwerg and seconded by Commissioner Clemmons to recommended approval with stipulations as presented. Motion carried.

#### **4. COMMENTS FROM THE PUBLIC**

None

#### **5. REPORT FROM STAFF**

Planning Manager Terri Hogan informed the Commission that the September 23, 2014 Planning and Zoning Commission Regular meeting would be cancelled and notification would be sent out.

#### **6. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

None

#### **7. ADJOURNMENT**

A motion was made by Vice Chair Zwerg and seconded by Commissioner Hundley to adjourn at 6:17 p.m. Motion carried.

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**Carol Kempiak, Chairperson**

**ATTEST:**

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**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 9<sup>th</sup> day of September, 2014. I further certify that a quorum was present.

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**Keri Hernandez, Administrative Assistant**