



**CITY OF BUCKEYE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING MINUTES**  
**OCTOBER 14, 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 6:01 p.m.

Members present: Vice Chair Jim Zwerg, Commissioner Jeff Nagy, Alternate Marcinko seated for District 2, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Clemmons, Commissioner Hudec, Alternate Deanna Kupcik, Alternate Bill Elliott

Members absent: Commissioner Preston Hundley, Alternate Brian Sweiven, Alternate Richard Burrell, Alternate Duane Mitry

Staff present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, Management Assistant Margaret Wilson, Council Liaison Craig Heustis, City Attorney Chris Schmaltz

**2. APPROVAL OF MINUTES FROM SEPTEMBER 9, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING**

A motion was made by Vice Chair Zwerg and seconded by Commissioner Nagy to approve the minutes of the September 9, 2014 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

**3. NEW BUSINESS**

**3A. WESTWORLD PAINTBALL - BUCKEYE EXTREME SPORTS, CONDITIONAL USE PERMIT (CUP14-01)**

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Commissioner Hudec inquired of the buffer surrounding the facility and the hours of operation. Mr. Copeland stated that the buffer would be left as undisturbed area, and the hours of operation are to be in general conformance with the narrative. Commissioner Clemmons asked about the distance of the wall to Johnson Road. Mr. Copeland informed the Commission that the distance between the wall and Johnson Road was approximately two hundred (200) feet when measured. Mr. Clemmons inquired about specific areas in the exhibits that would be occupied by games. Mr. Copeland stated that the areas in question would not be used for the games, as they are currently County property. Mr. Clemmons asked of the probability of build out in the future. Mr. Copeland stated that if the opportunity presented itself for the applicant to expand, the Commission would be presented with that expansion for approval. Mr. Clemmons inquired what the previous use of this land was. Mr. Copeland informed the Commission that this land was previously used as agriculture farming. Alternate Marcinko inquired what the proposed lighting and sound would be for this venue. Applicant Ron Laikind informed the Commission that the buffer from the wall to Johnson Road is actually three hundred (300) feet. Mr. Laikind informed the Commission that the lighting would be dull lighting with shields, stadium lighting pointing straight down, and no speakers would be used. Mr. Clemmons asked if there would be security.

Mr. Laikind stated that there is a full staff of referees. Mr. Nagy questioned the fencing and boundaries surround the shooting areas. Mr. Laikind informed the Commission that the surrounding is actually paintball netting approved by the national standards. Council Liaison Huestis inquired of the signage that would be displayed. Mr. Laikind informed the Commission that there is one small sign that is set up and taken down on a daily basis. Alternate Elliott asked if there is an end date on conditional use permits. Mr. Copeland stated that this project will not have an end date, and an annual inspection will be performed.

A public hearing was opened at 6:21 p.m.

With there being no comments from the public, the public hearing was closed at 6:21 p.m.

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

### **3A. NOTIFICATION FOR DEVELOPMENT CODE AMENDMENTS**

Senior Planner Ed Boik presented and was available to answer questions from the Commissioners. Chairperson Kempiak asked who would incur the cost of the amendments. Mr. Boik stated that costs would be covered by the party requesting the amendment.

A public hearing was opened at 6:26 p.m.

Steve Rugh of 25650 West Primrose Lane in Buckeye spoke of his concern with the provisions.

Chris Schmaltz explained to the Commission and Public that this amendment will align city code with state statues for public notifications.

With there being no further comments from the public, the public hearing was closed at 6:28.

A motion to initiate the amendment and recommend approval was made by Vice Chair Zwerg and seconded by Commissioner Clemmons. Motion carried.

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

None

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

Planning Manager Terri Hogan informed the Commission that the October 28, 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 Commissioner Bedoya and seconded by Vice Chair Zwerg to adjourn at 6:33 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 14<sup>th</sup> day of October, 2014. I further certify that a quorum was present.

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**Keri Hernandez, Administrative Assistant**