



**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING MINUTES  
OCTOBER 27, 2009**

**Town Council Chambers  
100 N. Apache Road  
Buckeye, AZ 85326**

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

Chairperson Zwerg called the meeting to order at 5:59 p.m.

Members present: Chairperson Zwerg, Boardmember Jimenez, Boardmember Hawley, Boardmember Clemmons and Alternate Scott served on the Board. Alternate Villa, Alternate Heustis and Council Liaison Doster were present.

Members Absent: Vice Chair Napolitano, Boardmember Leitner, Boardmember Hudec, Alternate Argano, Alternate Nagy, Alternate Kempniak and Alternate Cunningham-Miller

Staff Present: Community Development Director Suparna Dasgupta, Planning Manager Tom Dixon, Management Assistant Claudia Herrera, Fire Chief Costello, Airport Manager Kim Flatt and Senior Project Manager Scott Ziprich

**2. APPROVAL OF MINUTES FROM AUGUST 25, 2009 DEVELOPMENT BOARD WORKSESSION**

A motion was made by Boardmember Hawley and seconded by Boardmember Jimenez to approve the minutes from the August 25, 2009 Development Board Worksession. Motion carried.

**3. APPROVAL OF MINUTES FROM AUGUST 25, 2009 DEVELOPMENT BOARD REGULAR MEETING**

A motion was made by Boardmember Clemmons and seconded by Boardmember Scott to approve the minutes from the August 25, 2009 Development Board Regular Meeting. Motion carried.

**4. NEW BUSINESS**

**4A. The Saloon Site Plan - SP09-07**

Associate Planner Sean Banda presented and was available to answer questions from the Board. Boardmember Hawley inquired about the ingress and egress onto Miller Road. Associate Planner Banda explained that the applicant was aware that the traffic flow would change at build-out and there was no permanent solution. He added that staff has discussed the potential of creating an improvement district in the area to address any potential traffic issues. Boardmember Hawley expressed his concern for providing ample space for the expansion on Miller Road and recommended careful consideration for all development along that roadway. Associate Planner Banda explained that the applicant was interested in creating a plaza with the other business owners to address the issue. Boardmember Jimenez asked if the site provided sufficient parking spaces. Associate Planner Banda explained that the business only required 5 to 6 stalls and that the business exceeded the minimum requirements. A public hearing was opened at 6:17 p.m. There being no comments from the public the hearing was closed at 6:17 p.m. A motion was made by Boardmember Hawley and seconded by Boardmember Jimenez to approve the Saloon Site Plan with stipulations presented. Motion passed unanimously.

**4B. SWC 195<sup>th</sup> Avenue & Thomas Road minor General Plan Amendment – mGPA09-01**

Associate Planner Brian Kulina presented and was available to answer questions from the Board. The attorney representing the applicant, Wendy Riddell, presented and was available to answer questions from the Board. A public hearing was opened at 6:42 p.m. There being no comments from the public the hearing was closed at 6:42 p.m. A motion was made by Boardmember Hawley and seconded by Boardmember Jimenez to recommend approval by Town Council of the SWC 195<sup>th</sup> Avenue & Thomas Road minor General Plan Amendment with stipulations presented. Motion passed unanimously.

**4C. SWC 195<sup>th</sup> Avenue & Thomas Road Rezoning – RZ09-02**

Associate Planner Brian Kulina presented and was available to answer questions from the Board. The attorney representing the applicant, Wendy Riddell, presented and was available to answer questions from the Board. Ms. Riddell requested the omission of stipulation 4. Chairperson Zwerg explained that he was not comfortable with changing any stipulations without

counsel present. Community Development Director Dasgupta added that she discussed the request with the Town Attorney and they agreed to leave the stipulations as written. Boardmember Hawley added that the applicant had the ability to apply for an extension without Development Board approval. Community Development Director Dasgupta said that there was a process in place that would allow for extensions and provide the information to the applicant. Planning Manager Dixon added that the public hearing was not a requirement. Ms. Riddell asked if the site plan had to go through a zoning process. Community Development Director Dasgupta said that the site plan could be submitted at any time and it did not need a rezoning hearing. Ms. Riddell then withdrew the request to omit stipulation 4. A public hearing was opened at 6:44 p.m. There being no comments from the public the hearing was closed at 6:44 p.m. A motion was made by Boardmember Hawley and seconded by Boardmember Clemmons to recommend approval by Town Council of the SWC 195<sup>th</sup> Avenue & Thomas Road Rezoning with stipulations presented. Motion passed unanimously.

**5. COMMENTS FROM THE PUBLIC**

None

**6. REPORT FROM STAFF**

Community Development Director Suparna Dasgupta explained the changes in the new staff report format. She announced that the Board would convene its regular meetings at the new Town Council Chambers effective December 8, 2009. She then asked the Board to ensure their attendance at the Joint Public Hearing for the Development Code Revision on December 16, 2009. She added that staff would also meet with stakeholders on October 28, 2009.

**7. COMMENTS FROM THE DEVELOPMENT BOARD**

None

**8. ADJOURNMENT**

A motion was made by Boardmember Jimenez and seconded by Boardmember Hawley to adjourn at 6:50 p.m. Motion carried.

\_\_\_\_\_  
**Jim Zwerg, Chairperson**

**ATTEST:**

\_\_\_\_\_  
**Claudia Herrera, Management Assistant**

I hereby certify that the foregoing is a true and correct copy of the Planning and Development Board Regular Meeting held on the 27th day of October, 2009. I further certify that a quorum was present.

\_\_\_\_\_  
**Claudia Herrera, Management Assistant**