



**TOWN OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 26, 2010**

**Town Council Chambers
530 East Monroe Ave
Buckeye, AZ 85326**

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

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

Members present: Chairperson Zwerg, Commissioner Jimenez, Commissioner Hawley, Vice Chair Napolitano, Commissioner Leitner, Commissioner Clemmons and Commissioner Hudec served on the Board. Council Liaison Doster, Alternate Nagy, Alternate Villa, and Alternate Scott were present.

Members Absent: Alternate Argano, Alternate Kempniak, Alternate Cunningham-Miller and Alternate Heustis.

Staff Present: Planning & Zoning Manager Tom Dixon, Town Engineer Woody Scoutten, Management Assistant Claudia Herrera and Fire Chief Bob Costello

2. APPROVAL OF MINUTES FROM JANUARY 12, 2010 DEVELOPMENT BOARD REGULAR MEETING

A motion was made by Commissioner Hudec and seconded by Commissioner Leitner to approve the minutes of the January 12, 2010 Development Board Regular Meeting. Motion carried.

3. NEW BUSINESS

3A. FREEDOM ELEMENTARY SCHOOL WIRELESS (WCF) SITE PLAN SP09-08

Planning and Zoning Manager Tom Dixon requested to continue the item to the February 9, 2010 in order to allow the applicant to post the required public hearing notices. A motion was made by Commissioner Clemmons and seconded by Commissioner Jimenez to continue the agenda item to the February 9, 2010 Regular Meeting. Motion passed unanimously.

3B. BUCKEYE 2 WARD LDS CHURCH SITE PLAN SP09-06

Associate Planner Brian Rose presented and was available to answer questions from the Commission. Town Engineer Scoutten presented and explained the problems with traffic circulation on the western end of the project. Mr. Scoutten proposed adding a stipulation to require right in and right out only on the driveway to mitigate traffic concerns. Chairperson Zwerg inquired about roadway improvements. Town Engineer Scoutten explained that the applicant would be required to provide full length improvements. Vice Chair Napolitano asked if the steeple height was in compliance with Town height requirements. Associate Planner Rose said that the steeple complied with the 75-foot requirement for spires. Vice Chair Napolitano then asked if a water campus was still planned near the site. Associate Planner Rose explained that the site plan for the water campus north of the site had expired. Chairperson Napolitano asked if the project associated with water campus was still active. Associate Planner Rose explained that the Avalon project was still active. Commissioner Clemmons asked if the steeple height was standard. Associate Planner Rose said that the proposed steeple height was standard for most churches. A public hearing was opened at 6:15 p.m. There being no comments from the public the hearing was closed at 6:15 p.m. A motion was made by Commissioner Clemmons and seconded by Commissioner Leitner to approve the Buckeye 2 Ward LDS Church Site Plan with the added stipulation that reads: The westernmost driveway entrance shall be limited to right-in, right-out access only. This would be done initially by the use of a "pork-chop" at the entrance until the raised median in Southern Ave was installed. At that time, the pork-chop could be removed. Motion passed unanimously.

4. COMMENTS FROM THE PUBLIC

None

5. REPORT FROM STAFF

Planning & Zoning Manager Tom Dixon announced that Town Council approved and additional four year term for Chairperson Zwerg, Commissioner Leitner and Alternate Nagy at the last meeting. Mr. Dixon also announced that the commission would need to hold elections for Chair and Vice Chair at the next meeting.

6. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairperson Zwerg – Asked staff to present on the alternate attendance.

Vice Chair Napolitano – Asked if the meeting was Tom’s last

Commissioner Clemmons – Thanked Tom for his service

Commissioner Hudec – Also thanked Tom for his service

7. ADJOURNMENT

A motion was made by Commissioner Jimenez and seconded by Commissioner Clemmons to adjourn at 6:23 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 Zoning Commission Regular Meeting held on the 26th day of January, 2010. I further certify that a quorum was present.

Claudia Herrera, Management Assistant