



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 24, 2014**

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 Brian Sweiven seated for District 1, Commissioner Preston Hundley, Chairperson Carol Kempiak, Alternate Clayton Bedoya seated for District 4, Alternate Bill Elliott seated for District 5, Commissioner Nick Hudec, Alternate Thomas Marcinko, Alternate Deanna Kupcik, Alternate Duane Mitry, Commissioner Jeffrey Nagy arrived at 6:17pm

Members Absent: Commissioner Russell Hood, Commissioner Gregory Clemmons, Alternate Richard Burrell

Staff Present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Administrative Assistant Keri Hernandez, Development Services Director George Flores, Economic Development Program Coordinator, City Attorney Chris Schmaltz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM JUNE 10, 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 June 10, 2014 Planning and Zoning Commission Regular Meeting. Motion passed unanimously.

3. NEW BUSINESS

3B. SP14-08 Jones Ford Site Plan

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Applicant Ronald Jones spoke regarding the history of the Jones Group and was available to answer questions from the Commission. Commissioner Hudec asked if the new car display would be a raised display, level with Interstate 10. Ronald Jones stated that the display would not be elevated to street level. Alternate Sweiven asked what would become of the current location once the dealership has moved to the new site. Ronald Jones answered that the property would be purchased by the City and possibly used as a maintenance facility. Alternate Sweiven asked if the car wash mentioned would be separate from the mentioned Toy Barn, and what type of car wash it would be. Adam Copeland explained that the car wash is indeed separate from the Toy Barn and it would be a tube type car wash for the public. Alternate Sweiven questioned the speed limit along Yuma road. Adam Copeland did not have speed limit information and that the civil plans were still being reviewed by City staff at this time. Alternate Sweiven also questioned the location of the sidewalk along the Jones Ford site. Adam Copeland clarified that the sidewalk would be designed along the south side of the property on the north side of Yuma Road. Commissioner Hudec asked if the applicant would be responsible for street improvements along Yuma Road. Adam Copeland verified that the applicant will be responsible for building the entire half street along the north side of Yuma Road, adjacent to the 30 acre parcel as part of the Development Agreement with the City. The property owner on the south side of Yuma Road will be responsible for the south side of Yuma Road improvements. Commissioner Jeffrey Nagy asked about

the dealership signage and illumination along I-10. Adam Copeland informed the Commission that there will be a comprehensive sign package that will be brought to the Commission for approval in the near future and will have to follow the City codes and standards, and that the intent of a comprehensive sign program is to design a larger area to help maximize a consistency with many future projects that may occur.

A public hearing was opened at 6:28 p.m. There being no comments from the public, the public hearing was closed at 6:28 p.m. A motion was made by Vice Chair Zwerg and seconded by Commissioner Hundley to approve. Motion passed unanimously.

4. COMMENTS FROM THE PUBLIC

None

5. REPORT FROM STAFF

None

6. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

7. ADJOURNMENT

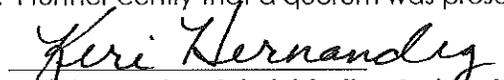
A motion was made by Commissioner Hundley and seconded by Commissioner Hudec to adjourn at 6:31 p.m. Motion carried.


Carol Kempiaak, Chairperson

ATTEST:


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 24th day of June, 2014. I further certify that a quorum was present.


Keri Hernandez, Administrative Assistant