CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 9, 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, Commissioner Jeffrey Nagy, Commissioner Preston Hundley, Chair Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Commissioner Nick Hudec, Alternate Thomas Marcinko, Alternate Brian Sweiven, Alternate Richard Burrell, Alternate Deanna Kupcik, Alternate Duane Mitry

Members absent: Alternate Bill Elliott

Staff present: Senior Planner Adam Copeland, Administrative Assistant Keri Hernandez, Development Services Director George Flores, Deputy City Engineer Jason Mahkovtz, Economic Development Program Coordinator Suzanne Boyles, City Attorney Chris Schmaltz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM NOVEMBER 12, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING
A motion was made by Commissioner Hudec and seconded by Vice Chair Zwerg to approve the minutes of the November 12, 2014 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

3. NEW BUSINESS

3A. HOLIDAY INN EXPRESS & SUITES SITE PLAN (SP14-16)
Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Commissioner Nagy questioned the access points from Watson Road and traffic issues. Deputy City Engineer Jason Mahkovtz confirmed that a traffic study would be reviewed by staff. Commissioner Clemmons spoke of his concern with the traffic congestion in the areas leading to the project location. Mr. Clemmons inquired about the number of rooms that would be available at this location. Mr. Copeland confirmed that there will be 88 rooms available to guests. Mr. Hudec spoke of his concern with the congestion in the project area. Ms. Kempiak commented on the possible addition of traffic circles to the surrounding project area. Mr. Copeland informed the Commission that staff would explore potential options for design and traffic flow and convey the suggestions back to the applicant. Ms. Kempiak also inquired about a pet area on the project site. Alternate Marcinko also spoke of his concerns regarding the traffic issues leading into the project area. Mr. Sweiven asked if the surrounding project area would be able to accommodate larger vehicles. Mr. Copeland confirmed that larger vehicles that would access this facility would have a separate route. Liaison Huestis spoke of his concern regarding the north and south bound traffic on Sundance Parkway and the lack of traffic control at the Sundance Avenue intersection. Mr. Copeland informed the Commission that the traffic study did

confirm that the business from the hotel would generally be during off-peak areas of the surrounding retail. Applicant Jeff Stockert confirmed that a traffic impact study was performed and was under review with staff. Mr. Stockert also confirmed the Commission that a pet station would be available on the property. Mr. Stockert also confirmed that the property would be able to accommodate the larger vehicles. Mr. Clemmons questioned the applicant regarding the regulation of pets. Mr. Stockert confirmed that the facility staff would be properly trained to address maintenance of the pet guests. Mr. Burrell questioned the applicant what the ratio of suites would be available. Mr. Stockert informed the Commission that 60% of the rooms would be double queen beds and 40% would be king beds. Mr. Nagy asked what the length of stay is typical for this type of facility. Mr. Stockert informed Commission that the average length of stay is two nights.
Public Hearing opened at 6:27 pm. There being no comments from the public, the Public Hearing was closed at 6:27 pm.
A motion was made by Commissioner Zwerg and seconded by Commissioner Bedoya to approve with presented stipulations. Motion carried.

3B. MILLER & I-10 PLANNED AREA DEVELOPMENT REZONE (RZ13-02)
As this was a non-action item, no presentation or discussion occurred.

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 Clemmons and seconded by Commissioner Hudec to adjourn at 6:31 pm. Motion carried.

Carol Kempiak
Carol Kempiak, Chairperson

ATTEST:
Keri Hernandez
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 9th day of December, 2014. I further certify that a quorum was present.

Keri Hernandez
Keri Hernandez, Administrative Assistant