CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 12, 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 Hundley, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Alternate Bill Elliott seated for District 5, Commissioner Hudec, Alternate Thomas Marcinko, Commissioner Gregory Clemmons arrived at 6:05 p.m.
Members absent:	Commissioner Jeffrey Nagy, Alternate Richard Burrell, Alternate Deanna Kupcik, Alternate Duane Mitry
Staff present:	Planning Manager Terri Hogan, Planner Sean Banda, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, City Attorney Chris Schmaltz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM OCTOBER 14, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Vice Chair Zwerg and seconded by Commissioner Bedoya to approve the minutes of the October 14, 2014 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

3. NEW BUSINESS

3A. VERRADO DISCUSSION ITEM – DRAINAGE BERM, CONDITIONAL USE PERMIT (CUP14-01)

Planner Sean Banda presented and was available to answer questions from the Commission. Applicant Jill Hegardt and Civil Engineer Jack Moody, representing DMB, presented and were available to answer questions from the Commission.

Commissioner Clayton Bedoya asked if the portion of the watershed currently going into Beautiful Arizona Estates would be eliminated when DMB constructs the new channel in Phase 2. Mr. Moody explained that the new channel is being designed to retain the 100 year storm waters.

City Engineer Scott Zipprich informed the Commission that floodplain and drainage issues are being reviewed by city staff to ensure the public's safety. Council Liaison Craig Heustis questioned who would be maintaining the landscape being installed in the channel. Mr. Moody confirmed that DMB would be responsible for maintenance of the channel landscape. Alternate Thomas Marcinko asked if the Tuthill Dike wash currently drains into the Acacia Channel. Mr. Moody confirmed that the Tuthill Dike wash has been renamed to the Acacia Channel. Mr. Marcinko questioned what the amount of rainfall constitutes the 100 rainfall event. Mr. Moody explained that a concentrated amount of rainfall in a 6 hour period in a certain location would determine if the 100 year storm occurs.

Jean Huerta of Beautiful Arizona Estates spoke of her concerns regarding the updating of Maricopa County floodplain maps, and newly installed waterlines.

Kip Wikowski of Verrado spoke of his concerns regarding the flooding issues and erosion of the natural washes in their community.
Discussion item only. No action taken.

3B. VERRADO MINOR SITE PLAN – VICTORY CLUB
Planner Sean Banda presented and was available to answer questions from the Commissioners. Mr. Bedoya asked when the Victory Club restaurant would convert from a public to private use. Mr. Banda informed the commission that conversion would occur once certain development criteria has been met . Alternate Brian Sweiven asked if this facility is ADA compliant. Mr. Banda confirmed that the site is ADA accessible. Mr. Zwerg asked about on-site drainage. Mr. Banda explained that on-site retention is required for commercial development. Mr. Clemmons asked how this club house would serve the community. Mr. Banda informed the commission that the Victory Club restaurant would be opened to the public initially, but would exclusively serve the age restricted community.
A public hearing was opened at 7:02 pm.
Jack Furlong of Beautiful Arizona Estates spoke of his concerns with additional access points to the Verrado community. Mr. Banda confirmed that the future phases access points have not yet been determined. Mr. Hudec asked if Indian School would be widened to accommodate the increase of traffic. Mr. Banda did confirm that Indian School would be widened in the future, but no timeframe is currently established.
Kip Wikowski of Verrado spoke of his concern with the lights from construction vehicles after dark and the amount of traffic along Indian School. Ms. Hegardt mentioned that Indian School Road issues would be addressed in another project at a future date.
There being no further comment from the public, the public hearing was closed at 7:12 pm.
A motion was made by Commissioner Hudec and seconded by Alternate Elliott to approve with presented stipulations. Motion carried.

3C. DEVELOPMENT CODE UPDATE DISCUSSION ITEM
Planning Manager Terri Hogan presented and was available to answer questions from the Commissioners regarding Development Code amendments in the future. Mr. Sweiven asked if this project would be done in all at once. Ms. Hogan informed the Commission that this would be addressed over a period of time with several steps. Discussion item only. No action taken.

3D. DEVELOPMENT CODE AMENDMENT – TEMPORARY SIGNS
Senior Planner Ed Boik presented and was available to answer questions from the Commissioners. Mr. Hudec asked if there is a process in place that regulates removal of temporary signs that may be outdated. Mr. Boik informed the commission that city staff is working on a process to better monitor the display period. Mr. Boik also informed the commission that there is a Code Compliance officer that regulates display of outdated signs. Mr. Elliott asked if this is a process that may be completed online. Mr. Boik explained to the commission that this will be available in the future to complete online. Mr. Clemmons asked if there would be an element of this new process that would specify the temporary sign process for places of worship. Mr. Boik stated that places of worship are indeed specifically addressed in the development code.
A public hearing was opened at 7:42 pm. There being no comments from the public, the public hearing was closed at 7:42 pm.
A motion was made by Commissioner Bedoya and seconded by Vice Chair Zwerg to initiate and recommend approval. Motion carried.

4. COMMENTS FROM THE PUBLIC
Jean Huerta of Beautiful Arizona Estates thanked the city staff for working with the public on concerning issues with projects.

5. REPORT FROM STAFF
None

6. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

7. ADJOURNMENT

A motion was made by Vice Chair Zwerg and seconded by Commissioner Hundley to adjourn at 7:44 p.m. Motion carried.

Carol J. 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 12th day of November, 2014. I further certify that a quorum was present.

Keri Hernandez

Keri Hernandez, Administrative Assistant