

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 13, 2015**

**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: Commissioner Jeffrey Nagy, Chair Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Commissioner Nick Hudec, Alternate Thomas Marcinko seated for the At Large District, Alternate Jesse Knight, Alternate Richard Burrell seated for District 2, Alternate Deanna Kupcik, Alternate Bill Elliott, Alternate Duane Mifry

Members absent: Vice Chair Jim Zwerg, Commissioner Preston Hundley,

Staff present: Planner Sean Banda, Senior Planner Ed Boik, Planning Manager Terri Hogan, Administrative Assistant Keri Hernandez, Deputy City Engineer Jason Mahkovtz, Management Assistant Margaret Wilson, City Attorney Chris Schmaltz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM DECEMBER 9, 2014 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Vice Chair Hudec and seconded by Commissioner Clemmons to approve the minutes of the December 9, 2014 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

3. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Nick Hudec was nominated and accepted the position of Vice Chair.
Carol Kempiak was nominated and accepted the position of Chairperson.

4. NEW BUSINESS

4A. MILLER & I-10 – PAD REZONE (RZ13-03)

Planner Sean Banda presented and was available to answer questions from the Commission.

Vice Chair Hudec asked what the rationale was behind the applicant asking for the proposed amount of signs. Mr. Banda informed the Commission that he is unable to answer on behalf of the applicant, but confirmed that staff viewed the request as excessive.

Commissioner Clemmons asked about the quantity related issues. Planning Manager Terri Hogan indicated that there was just one sign type as indicated on the exhibit.

Commissioner Nagy questioned the location of the signs. Mr. Banda referred to the exhibits to explain where the signs will be set back from the roads. Mr. Nagy questioned the size of the LED billboards that were previously approved compared to what is being presented. Senior Planner Ed Boik informed the Commission of the maximum height of the signs that were previously approved in comparison. Mr. Nagy inquired of the overall property distance along Miller Road. Mr. Banda indicated that the western

border of this property is approximately one quarter of a mile in distance. Alternate Marcinko questioned the fluctuation on the heights, sizes, and locations of signs that has been proposed. Mr. Banda responded to the Commission that the comprehensive sign plan is what staff is working towards, that was adopted in 2013. Planning Manager Terri Hogan added that considerations were made with the height when reviewing the proposed signs relating to this project. Mr. Nagy questioned the distance requirements between the signs. Mr. Boik confirmed that there is a five hundred foot standard between signs. Chairperson Kempiak asked what the response was from the applicant to the staff recommendations. Mr. Banda informed the Commission that the applicant and staff have been working closely together on this proposal.

Applicant Paul Bleier presented and was available to answer questions from the Commission. Mr. Banda reminded the Commission that this project is for the rezoning of the property, and when a project is submitted for this site, it will be reviewed at that time.

Public Hearing opened at 7:27 pm. There being no comments from the public, the Public Hearing was closed at 7:27 pm.

A motion was made by Alternate Marcinko and seconded by Commissioner Nagy to approve with staff recommended stipulations. Motion carried.

4B. INITIATE A DEVELOPMENT CODE AMENDMENT TO AMEND ARTICLE 8 OF THE DEVELOPMENT CODE REGARDING THE SITE PLAN REVIEW PROCEDURES.

Senior Planner Ed Boik presented and was available to answer questions from the Commission.

A motion to initiate the amendment was made by Vice Chair Hudec and seconded by Alternate Burrell. Motion carried.

5. COMMENTS FROM THE PUBLIC

None

6. REPORT FROM STAFF

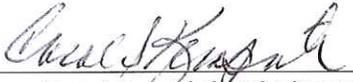
None

7. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

8. ADJOURNMENT

A motion was made by Alternate Burrell and seconded by Commissioner Bedoya to adjourn at 7:48 pm. Motion carried.



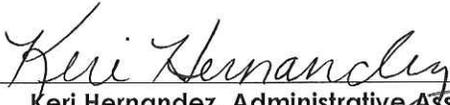
Carol Kempiak, Chairperson

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 13th day of January, 2015. I further certify that a quorum was present.



Keri Hernandez, Administrative Assistant