CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 24, 2015

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Carol Kempiak called the meeting to order at 6:00 p.m.

Members present:	Commissioner Jeff Nagy, Chairperson Carol Kempiak, Commissioner Clemmons, Vice Chair Nick Hudec, Alternate Marcinko seated for At Large District, Alternate Duane Mitry
Members absent:	Commissioner Jim Zwerg, Commissioner Preston Hundley, Commissioner Clayton Bedoya, Alternate Jesse Knight, Alternate Richard Burrell, Alternate Deanna Kupcik, Alternate Bill Elliott
Staff present:	Planning Manager Terri Hogan, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, City Attorney Chris Schmaltz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM JANUARY 27, 2015 PLANNING AND ZONING COMMISSION WORKSHOP
A motion was made by Commissioner Clemmons and seconded by Commissioner Nagy to approve the minutes of the January 27, 2015 Planning and Zoning Commission Workshop as presented. Motion carried.

3. NEW BUSINESS

3A. WESTPARK SUBDIVISION SIGNS (CSP14-01)
Senior Planner Ed Boik presented and was available to answer questions from the Commission.
Commissioner Clemmons questioned the location and maintenance of the proposed signage area. Mr. Boik informed the Commission that the signage will be located approximately one half mile west of Miller on Warner Street, on Westpark HOA owned tracts. The unlit signs will be adjacent to homes with a wall and landscape, which will be maintained by the Westpark HOA. A motion was made by Commissioner Nagy and seconded by Commissioner Clemmons to approve with stipulations. Motion carried.

3B. SUN CITY FESTIVAL Q1, S1, T1, ZZ1 (PP14-03)
Senior Planner Ed Boik presented and was available to answer questions from the Commission. Chairperson Kempiak inquired about walls and landscaping along the power line corridors. Mr. Boik informed the Commission that walls will not be installed and landscaping will be planted according to the Native Plant schedule.
A public hearing was opened at 6:15 pm. With there being no comments, the public hearing was closed at 6:15 pm.
A motion was made by Vice Chair Hudec and seconded by Commissioner Nagy to approve with presented stipulations. Motion carried.

3C. SITE PLAN PROCESS AMENDMENT (DCA14-05)

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

Commission members spoke of concerns regarding the public notification radius to surrounding property owners. Mr. Boik and Ms. Hogan informed the Commission of the standards, and that the public notification area can be adjusted on a case by case basis. City Attorney Chris Schmaltz informed the Commission that if the proposed use of the site plan is not compliant with the general plan, the Commission Board will review the project as a rezone. Mr. Hudec voiced his concerns over the commercial design standards, and the size standards proposed to qualify for Commission review. Mr. Boik informed the Commission that specific design improvements can be suggested to the applicant. Mr. Nagy questioned staff regarding the streamlined process. Mr. Boik confirmed that the proposed updated process will certainly speed up the project review completion. Mr. Marcinko voiced his concerns regarding the length of extensions that applicants could potentially request. Mr. Boik informed the Commission that all requested extensions must be justifiable.

A public hearing was opened at 7:14 pm. With there being no comments, the public hearing was closed at 7:14 pm.

A motion was made by Commissioner Nagy and seconded by Vice Chair Hudec to approve with the City Attorney Chris Schmaltz's clean-up changes. Motion Carried.

4. COMMENTS FROM THE PUBLIC

Steve Roux of Buckeye thanked City staff for their high level of customer service and communication.

5. REPORT FROM STAFF

Ms. Hogan requested feedback from the Commission on motions in the staff report, updated Bylaws that were previously approved, and introduction to Economic Development Staff.

6. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Mr. Hudec commended staff of work that was done on the suggested motions, bylaws, and project updates on a regular basis.

Mr. Nagy requested an update on the traffic study in the area between the I-10 and Sundance Avenue along Watson Road.

Mr. Marcinko thanked staff for working with him to come to a resolution on concerns and revisions.

Ms. Kempiak commended the City of Buckeye for the Air Fair.

Mr. Heustis requested material of the newly updated bylaws and to have them forwarded to the City Clerk's Office as well.

7. ADJOURNMENT

A motion was made by Commissioner Clemmons and seconded by Commissioner Nagy to adjourn at 7:33 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 24th day of February, 2015. I further certify that a quorum was present.

Keri Hernandez

Keri Hernandez, Administrative Assistant