



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES **DRAFT**
MARCH 10, 2015

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Carol Kempkiak called the meeting to order at 6:00 p.m.

Members present: Commissioner Jim Zwerg, Alternate Jesse Knight seated for District 1, Commissioner Preston Hundley, Chairperson Carol Kempkiak, Commissioner Clayton Bedoya, Alternate Bill Elliott seated for District 5, Vice Chairperson Nick Hudec, Alternate Thomas Marcinko, Alternate Deanna Kupcik

Members absent: Commissioner Jeff Nagy, Commissioner Gregory Clemmons, Alternate Richard Burrell, Alternate Duane Mity

Staff present: Planning Manager Terri Hogan, Senior Planner Ed Boik (left at 6:55pm), Senior Planner Adam Copeland, Conservation and Project Manager Robert Wisener, Economic Development Director Len Becker, Management Assistant Stephanie Wilson, City Attorney Gary Verberger

2. APPROVAL OF MINUTES FROM FEBRUARY 10, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Zwerg and seconded by Commissioner Hundley to approve the minutes of the February 10, 2015 Planning and Zoning Commission Regular meeting as presented. Motion carried.

3. CONSENT AGENDA

No items

4. CONTINUANCE AGENDA

4A. VERRADO MARKETSIDE DISTRICT (SP14-17)

A motion was made by Alternate Elliott and seconded by Commissioner Hundley to continue to the March 24, 2015 Planning and Zoning Commission regular meeting. Motion carried.

5. REGULAR AGENDA

5A. ECONOMIC DEVELOPMENT ACTIVITIES

Economic Development Director Len Becker presented and was available to answer questions from the Commission. Vice Chairperson Hudec questioned the increased activity on the roadways. Mr. Becker indicated that it is generated by the jobs and development taking place in the west valley. Commissioner Zwerg asked if Economic Development is pursuing projects that would generate structure. Mr. Becker informed the Commission that the City has limited resources when it comes to

infrastructure. Chairperson Kempiak asked what type of marketing is used by Economic Development. Mr. Becker informed the Commission that the City of Buckeye is connected on social media.

5B. TOBACCO RETAILERS DEVELOPMENT CODE AMENDMENT (DCA14-03)

Senior Planner Ed Boik presented and was available to answer questions from the Commission. Commissioner Bedoya asked if the Development Code limits tobacco retailers. Mr. Boik stated that there is currently nothing in the code that identifies or defines tobacco retailers or use standards. Alternate Elliott asked if the grandfathered tobacco retailers came under new ownership, would that use still be in effect. Mr. Boik informed the Commissioners that the use would remain the same unless a certain amount of time lapsed, and the use would then have to be reestablished. Ms. Kempiak asked if the Commission can suggest to Council to levy a tax onto tobacco retailers. City Attorney Gary Verberger stated that an amendment to the uniform tax code would have to be created. Mr. Zwerg asked about merging the adult uses portion of the code. Mr. Boik stated that the parameters could be defined in the stipulations and motion. Mr. Knight asked if the concentration of tobacco retailers is outlined in the code. Mr. Boik informed the Commission that with this amendment, the concentration standards will be addressed. Ms. Kempiak if a location could be labeled a tobacco retailer based on the percentage of tobacco sales. Mr. Boik confirmed that this will be in alignment with the bill currently being processed through the legislature. Mr. Hundley asked if there is anything that addresses tobacco retailers in the code at this time. Mr. Boik informed the Commission that the tobacco retailer is not defined at this time, but once it is defined, it can then be regulated.

A motion was made by Vice Chair Hudec and seconded by Commissioner Hundley to initiate the amendment.

5C. GILA RIVER RESTORATION

Senior Planner Adam Copeland and Conservation and Project Manager Robert Wisener presented and were available to answer questions from the Commission.

6. COMMENTS FROM THE PUBLIC

None

7. REPORT FROM STAFF

None

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

9. ADJOURNMENT

A motion was made by Vice Chair Hudec and seconded by Commissioner Bedoya to adjourn at 7:20 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 10th day of March, 2015. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant