



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

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Members present: Commissioner Jim Zwerg, Commissioner Jeff Nagy, Alternate Thomas Marcinko seated for District 2, Chairperson Carol Kempniak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Deanna Kupcik, Alternate Bill Elliott, Alternate Duane Mitry

Members absent: Commissioner Preston Hundley, Alternate Jesse Knight, Alternate Richard Burrell

Staff present: Planning Manager Terri Hogan, Planner Sean Banda, Planner Andrea Marquez, Deputy City Engineer Jason Mahkovtz, City Engineer Scott Zipprich, Marketing and Communications Manager Jennifer Rogers, City Attorney Chris Schmaltz, Administrative Assistant Keri Hernandez

2. APPROVAL OF MINUTES FROM FEBRUARY 24, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Vice Chair Hudec and seconded by Commissioner Nagy to approve the minutes of the February 24, 2015 Planning and Zoning Commission Regular meeting as presented. Motion carried.

3. CONSENT AGENDA

No items

4. CONTINUANCE AGENDA

No items

5. REGULAR AGENDA

5A. MARKETING AND COMMUNICATIONS ACTIVITY

Marketing and Communications Manager Jennifer Rogers presented and was available to answer questions from the Commission.

5B. VERRADO MARKETSIDE DISTRICT (SP14-17)

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

Mr. Hudec asked if McDowell Road will continue eastbound to connect with Jackrabbit Trail. Mr. Banda confirmed that they will ultimately connect, although there currently is no projected timeframe for such work. Ms. Kempniak asked why the stipulation refers to the development code and not the CMP. Mr. Schmaltz stated that the current development code incorporates the CMP that governs the development of Verrado.

Kurt Jones of Tiffany Bosco presented and was available to answer questions from the Commission.

A public hearing was opened at 6:26 pm. With there being no comments, the public hearing was closed at 6:26 pm.

A motion was made by Vice Chair Hudec and seconded by Commissioner Zwerg to approve with presented stipulations. Motion carried.

5C. BUCKEYE SENIOR CARE AND LIVING CAMPUS (CMPA14-02)

Planner Andrea Marquez presented and was available to answer questions from the Commission. The Commission was concerned with the height of buildings on this site. Staff confirmed that the height variation will apply only to this particular site and not the entire CMP for Sundance. Ms. Hogan asked for the Commission to consider adding a specific statement to the stipulation to remove the general conformance, and stating that this approval will be in conformance with presented narrative; following with within fifteen days of approval, the applicant shall revise the narrative to include an illustration for specific buildings and maximum height for the site.

A public hearing was opened at 6:55 pm.

Norma Bell of 22521 West Moonlight Path, Buckeye Arizona spoke of her support and concerns with the building height and site access.

Everett Kelley of 638 South 231st Drive, Buckeye Arizona spoke of his concerns with the building height and site access.

Jim Happ of 839 South 229th Drive, Buckeye Arizona spoke of his support for this project.

Jeff Schwartz of 22535 West Moonlight Path, Buckeye Arizona spoke of his support for this project.

Teresa Giori-Mayo of 22944 West Micah Way, Buckeye Arizona spoke of her concerns with the building height of this project.

With there being no further comments, the public hearing was closed at 7:15 pm.

A motion was made by Commissioner Zwerg and seconded by Commissioner Nagy to recommend the CMP amendment to the Council with the modified stipulation. Motion Carried.

5D. BUCKEYE TRANSIT UPDATE

Planner Sean Banda presented and was available to answer questions from the Commission. Mr. Zwerg asked if there is potential to have additional service for special events. Mr. Banda informed the Commission that there is indeed special event service provided by Valley Metro.

6. COMMENTS FROM THE PUBLIC

None

7. REPORT FROM STAFF

Ms. Hogan updated the Commission on recently approved Council items that the Commission previously approved. Ms. Hogan spoke to the Commission of possible ideas for future workshops.

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Mr. Hudec commended staff on the work being done.

Mr. Marcinko commended the Commission on their role in the community.

9. ADJOURNMENT

A motion was made by Commissioner Zwerg and seconded by Vice Chairperson Hudec to adjourn at 7:51 pm. Motion carried.



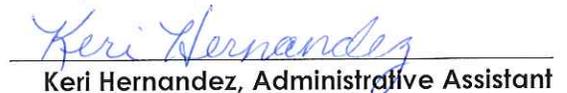
Carol Kempiak, Chairperson

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 24th day of March, 2015. I further certify that a quorum was present.



Keri Hernandez, Administrative Assistant