



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JULY 28, 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, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Deanna Kupcik, Alternate Bill Elliott, Alternate Duane Mitry

Members absent: Commissioner Jeffrey Nagy, Alternate Thomas Marcinko, Alternate Richard Burrell

Staff present: Planning Manager Terri Hogan, Senior Planner Ed Boik, Planner II Sean Banda, Planner II Andrea Marquez, Administrative Assistant Keri Hernandez, Fire Marshall Nate Ryan, City Attorney Gary Verburg, Deputy City Engineer Jason Mahkovtz, Government Relations Manager George Diaz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM JUNE 23, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Zwerg and seconded by Commissioner Clemmons to approve the minutes of the June 23, 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. EVERYONE COUNTS: 2015 BUCKEYE SPECIAL CENSUS

Government Relations Manager George Diaz presented and was available to answer question from the Commission.

5B. VERRADO MARKETSIDE RESIDENTIAL (PP15-04/PLZ15-00070)

Planner II Sean Banda presented and was available to answer questions from the Commission. The Commission spoke of concerns with the overflow of surrounding school districts. Mr. Banda stated that the school is not limited to just Verrado. Chairperson Kempkiak questioned the distance between the homes as presented on the exhibits. Mr. Banda stated that this project is a high density project, but

do not share common walls. Ms. Kempiak questioned why some of the homes will not be required to have fire sprinklers. Fire Marshall Nate Ryan stated that fire sprinklers will be required for specific homes based on setbacks and the type of home. Mr. Zwerg asked what template was used for the streets. Mr. Ryan stated that it was built to the standards outlined in the Verrado Community Master Plan.

Applicant John Carlson presented and was available to answer questions from the Commission. Mr. Carlson requested a revision to stipulation K to add 'or as otherwise approved by the City'.

A public hearing was opened at 6:35 pm.

Mr. Heustis spoke of his concerns with the property setbacks.

With there being no further comments, the public hearing was closed at 6:39 pm.

A motion was made by Commissioner Bedoya and seconded by Commissioner Hundley to approve as presented with stipulations A through L. Motion carried.

5C. 250 MINOR GERNERAL PLAN AMENDMENT (mGPA15-04/PLZ-15-00079)

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to table to August 25, 2015 Planning and Zoning Commission regular meeting agenda. Motion carried.

5D. 250 REZONE (RZ14-01/PLZ-14-00049)

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to table to August 25, 2015 Planning and Zoning Commission regular meeting agenda. Motion carried.

5E. SUBDIVISION PROCESS STREAMLINING AMENDMENT (DCA15-01/PLZ-15-00060)

Senior Planner Ed Boik presented and was available to answer questions from the Commission. Commission spoke of their support and concerns with the discussed amendment.

6. COMMENTS FROM THE PUBLIC

None

7. REPORT FROM STAFF

Senior Planner Ed Boik reviewed a Planning and Zoning Division quarterly report.

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Mr. Clemmons asked Mr. Heustis to share from the Council perspective how the City is courting upgrading the level of business coming into Buckeye, and an update on the Office Max property in Sundance Towne Center. Mr. Heustis deferred the business question to Economic Development Director Len Becker. Mr. Heustis commented that Office Max is still in conformance with the occupancy agreement. Mr. Hudec requested an opportunity to hear from Len Becker regarding Economic Development.

9. ADJOURNMENT

A motion was made by Vice Chair Hudec and seconded by Commissioner Bedoya to adjourn at 7:41 pm. Motion carried.



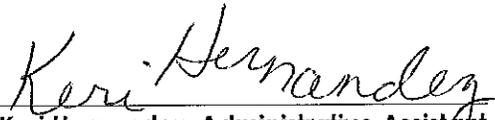
Carol Kempiak, Chairperson

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 28th day of July, 2015. I further certify that a quorum was present.



Keri Hernandez, Administrative Assistant