



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 22, 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 6:01 p.m.

Members present: Commissioner Jeffrey Nagy, Commissioner Preston Hundley, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Thomas Marcinko, Alternate Jesse Knight, Alternate Bill Elliott

Members absent: Commissioner James Zwerg, Alternate Deanna Kupcik, Alternate Duane Mity

Staff present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Senior Planner Ed Boik, Conservation Supervisor Robert Wisener, Administrative Assistant Keri Hernandez, City Attorney Chris Schmaltz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM AUGUST 25, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Hundley to approve the minutes of the August 25, 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. VILLAGE AT SUNDANCE (PLZ-14-00055)

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Mr. Copeland proposed modifications and additions to the presented stipulations.

A public hearing was opened at 6:19pm.

Mr. Hundley questioned an access point on Apache road. Mr. Copeland stated that the applicant will be constructing Apache Road north of their project area. Mr. Hundley inquired of the fire department access and the closest fire stations. Mr. Copeland informed the Commission that the stations in the narrative will be reviewed and ensure that the language is updated.

Alternate Marcinko asked if the water from the natural wash would be redirected. Mr. Copeland stated that the final drainage report will be reviewed so that there is no construction interference with the

natural flow, and natural trails will also be included in the project. Mr. Marcinko asked what the outcome will be if the efforts in stipulation (aaa.) are not met. Mr. Copeland informed the Commission that there will be no further obligations to the applicant if unsuccessful in obtaining the public right of way on the north.

Applicant Ron Hilgart of Hilgart Wilson presented and was available to answer questions from the Commission.

Project property owner Tim Keenan presented and was available to answer questions from the Commission.

With there being no comments from the public, the public hearing was closed and 6:25pm.

Mr. Heustis spoke of his concerns with the traffic and road improvements in the area.

Mr. Clemmons asked for clarification in what roads will be connected and road improvements. Mr. Copeland stated that the north-south connection roads to Yuma would be the best option, and if this option is carried out, the third option of improving Durango will not be necessary. Commission spoke of concerns with increased traffic on roads surrounding the project.

Mr. Marcinko spoke of his concerns with the different options of road improvements and connections.

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to recommend approval of the Village at Sundance Preliminary Plat to the City Council subject to stipulations a-aaa as amended. Motion carried with six (6) yea, zero (0) opposed, and one (1) abstaining from the vote.

5B. DEVELOPMENT CODE AMENDMENT TO AMEND ARTICLE 6 AND 8 RELATED TO SUBDIVISION REVIEW PROCESS

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

A public hearing was opened at 7:00pm.

Kurt Jones with Tiffany and Bosco on behalf of DMB White Tank LLC, spoke of his opinion of the amendment.

With there being no further comments from the public, the public hearing was closed at 7:03pm.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Clemmons to continue item to the October 27th Planning and Zoning Commission regular meeting. Motion carried.

5C. EL RIO DESIGN GUIDELINES

Conservation Supervisor Robert Wisener presented and was available to answer questions from the Commission. Mr. Marcinko asked if this was a previously presented project. Mr. Wisener informed the Commission that the project being questioned was a separate project named the Gila River Restoration project. Mr. Nagy asked what area the floodplain expansion would cover. Mr. Wisener informed the Commission that the floodplain would expand from Perryville to Dean Road, and would affect nearly 200 structures.

5D. SIGN CODE UPDATE

City Attorney Chris Schmaltz presented and was 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

Mr. Nagy asked for an update on the commercial project located at the NEC of Miller Road and Yuma Road. Ms. Hogan informed the Commission that this PAD was approved by City Council, but staff has not seen any further action. Mr. Heustis informed the Commission that a new alternate will be voted on and the next scheduled City Council meeting.

9. ADJOURNMENT

A motion was made by Commissioner Hundley and seconded by Vice Chairperson Hudec to adjourn at 7:52pm. Motion carried.



Carol Kempfak, 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 22ND day of September, 2015. I further certify that a quorum was present.



Keri Hernandez, Administrative Assistant