



**CITY OF BUCKEYE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MAY 26, 2015**

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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 Jim Zwerg, Commissioner Jeffrey Nagy, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Thomas Marcinko, Alternate Deanna Kupcik, Alternate Bill Elliott

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

Staff present: Planning Manager Terri Hogan, Planner II Andrea Marquez, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, Deputy City Engineer Jason Mahkovtz, Council Liaison Craig Heustis, City Attorney Chris Schmaltz

**2. APPROVAL OF MINUTES FROM APRIL 28, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING**

A motion was made by Commissioner Clemmons and seconded by Commissioner Bedoya to approve the minutes of the April 28, 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. BELLA VAGARE PRELIMINARY PLAT (PP14-06)**

Planner II Andrea Marquez presented and was available to answer questions from the Commission. Applicant John Andreotti presented and was available to answer questions from the Commission. Commissioner Clemmons asked the applicant how many lots face the channel. Mr. Andreotti stated that there are a total of 24 lots that face the channel. Vice Chairperson Hudec inquired about the details of the water campus. Deputy City Engineer Jason informed the Commission the multiple tanks would be screened by an eight foot screen wall and various vegetation to limit exposure, and this would be more defined at the final plat stage. Mr. Hudec inquired of the green belt area and if it is intended to be open space. Mr. Mahkovtz stated that this will be a combination of open space and

required storm water retention. Ms. Kempiak spoke of her concern with future owners and notification of the surrounding agricultural activity. Ms. Hogan stated that this is indeed covered in stipulation F.

A public hearing was opened at 6:26 pm.

Werner Meyer of 8828 S 228<sup>th</sup> Ave in Buckeye, spoke of his concerns with the proposed preliminary plat. Mikayla Sermeno of 22630 West Beverly Lane of Buckeye, spoke of her concerns with the height of the homes facing her property.

With there being no further comments, the public hearing was closed at 6:35 pm.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Zwerg to approve with modified stipulation. Motion carried.

#### **5B. JACKRABBIT CROSSING ANNEXATION (A15-01)**

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

A public hearing was opened at 6:46 pm. With there being no comments, the public hearing was closed at 6:46 pm.

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

#### **3C. JACKRABBIT CROSSING GENERAL PLAN AMENDMENT (mGPA14-01)**

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

A public hearing was opened at 6:47 pm. With there being no comments, the public hearing was closed at 6:47 pm.

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

#### **5D. JACKRABBIT CROSSING REZONING/PAD (RZ14-02)**

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

A public hearing was opened at 6:48 pm. With there being no comments, the public hearing was closed 6:48 pm.

Deputy City Engineer Jason Mahkovtz modified stipulation D at the request of the developer to read as such: The Developer will be required to pay for their proportionate share of traffic signals on a per acre basis. This project per acre requirement based on 16.77 acres, will be 10.48% of the total signal cost at Jackrabbit and Indian School. This amount does not include any associated pavement improvements necessary to accommodate the signal.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Clemmons to approve with presented revision to stipulation D. Motion Carried.

#### **5E. PLANNING AND ZONING COMMISSION BYLAWS**

Planning Manager Terri Hogan presented and was available to answer questions from the Commission.

The Commission spoke of concerns regarding the roles and seating of the Alternates. Ms. Hogan advised that the Bylaws will be placed on the consent agenda at the next Planning and Zoning Commission meeting.

#### **6. COMMENTS FROM THE PUBLIC**

None

#### **7. REPORT FROM STAFF**

None

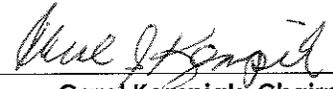
#### **8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

Commissioner Nagy informed the Commission that Buckeye was ranked the third safest city in the Valley. Mr. Nagy also commented of the Development Community being pleased with working with the City of Buckeye.

Chairperson Kempiak inquired about the property located at the SEC of Miller and Monroe. Mr. Boik informed the Commission that the work being mediated is the removal of underground fuel tanks.

**9. ADJOURNMENT**

A motion was made by Commissioner Zwerg and seconded by Commissioner Clemmons to adjourn at 7:02 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 26<sup>th</sup> day of May, 2015. I further certify that a quorum was present.

  
Keri Hernandez, Administrative Assistant