



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 24, 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 6:00 p.m.

Members present: Commissioner Jeffrey Nagy, Chairperson Carol Kempiak, Commissioner Gregory Clemmons, Commissioner Clayton Bedoya

Members absent: Commissioner Thomas Marcinko, Commissioner Preston Hundley, Vice Chairperson Nick Hudec, Alternate Jesse Knight, Alternate Deanna Kupcik, Alternate Gail Reese, Alternate Bill Elliott, Alternate Duane Mity

Staff present: Planning Manager Terri Hogan, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, City Attorney Gary Verberger, Council Liaison Craig Heustis

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

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to approve the minutes of the November 10, 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. SUN CITY FESTIVAL HH1 PRELIMINARY PLAT

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

A public hearing was opened at 6:10 p.m.

With there being no comments from the public, the public hearing was closed at 6:10 p.m.

A motion was made by Commissioner Clemmons and seconded by Commissioner Nagy to recommend approval with presented stipulations to the City Council. Motion Carried.

5B. EPCOR WATER PLANT 15 – ZONE 3N BOOSTER PUMP STATION

Planning Manager Terri Hogan pointed out that this was a public meeting, not a public hearing. Ms. Hogan presented and was available to answer questions from the Commission.

Mr. Bedoya asked why this facility it is not located closer to the site being serviced. Ms. Hogan deferred to the applicant or City Engineer Scott Zipprich.

Mr. Nagy asked about odor control with the chemicals used at this facility. Ms. Hogan deferred to the City Engineer Scott Zipprich.

City Engineer Scott Zipprich addressed the concern with odor and stated that the entire process will be contained and sealed as to avoid gases being released into the air. Mr. Zipprich stated that this location was chosen in order to provide adequate pressure from the specific existing waterline. Mr. Bedoya asked if there would be any impact on Beautiful Arizona Estates water service. Mr. Zipprich stated that would be no service or ground water impact.

A public meeting was opened at 6:37 p.m.

Jean Huerta of Beautiful Arizona Estates expressed her concerns with the impact of the facility.

With there being no further comments from the public, the public hearing was closed at 6:43 p.m.

Applicant Travis Nuttall presented and was available to answer questions from the Commission. Mr. Nagy asked how these sites are maintained. Mr. Nuttall stated that these pumps are operated and monitored by a computer system, and daily routine maintenance checks are performed. Mr. Clemmons asked if a leak detection system is in place. Mr. Nuttall reported that there are constantly monitored level controls in place within the tanks. Mr. Clemmons asked if there were emergency spill procedures in place. Mr. Nuttall was unable to provide information on the type of training in question.

EPCOR Engineering Manager Eric French was present to provide information on standard operating procedures within the company, and informed the Commission that those procedures are reviewed on a regular basis.

Council Liaison Heustis asked what the cost would be to realign the existing waterline to the north corner of the property. Mr. Nuttall stated that the estimated cost would be at the minimum of one million dollars per mile. Mr. Nagy requested the applicant provide additional information on emergency training and maintenance prior to the next meeting.

A motion was made by Commissioner Bedoya and seconded by Commissioner Nagy to continue to the next scheduled Planning and Zoning Commission regular meeting. Motion carried.

6. COMMENTS FROM THE PUBLIC

None

7. REPORT FROM STAFF

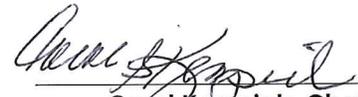
None

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

9. ADJOURNMENT

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to adjourn at 7:04 p.m. Motion carried.



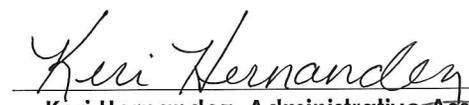
Carol Kempick, Chairperson

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 November, 2015. I further certify that a quorum was present.



Keri Hernandez, Administrative Assistant