CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 24, 2016

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 Thomas Marcinko, Commissioner Preston Hundley, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec
Members absent:	Commissioner Jeffrey Nagy, Alternate Jesse Knight, Alternate Gail Reese, Alternate Bill Elliott, Alternate Duane Mitry, Alternate Kupcik
Staff present:	Planning Manager Terri Hogan, Planner II Sean Banda, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM APRIL 26, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING
A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to approve the minutes of the April 26, 2016 Planning and Zoning Commission regular meeting workshop as presented. Motion carried.

3. CONSENT AGENDA
No Items

4. CONTINUANCE AGENDA
No Items

5. REGULAR AGENDA
5A. PHO Maneuver CUP (PLZ-16-00045)
Planner II Sean Banda presented and was available to answer questions from the Commission.
Mr. Clemmons asked if there were any dangers with high winds and damage. Mr. Banda stated that the project has been through engineering, building and I.T. review.
Mr. Marcinko asked about the relative administrative site plan and the height of the existing poles and towers. Mr. Banda informed the Commission that the site plan was under separate review to establish the use, and the poles vary in height on site.
A Public Hearing was opened at 6:12 p.m. With there being no comments from the public, the Public Hearing was closed at 6:12 p.m.
A motion was made by Vice Chairperson Hudec and seconded by Commissioner Clemmons to recommend approval as presented with the stated stipulations. Motion carried.

5B. Solis Rezone (PLZ-16-00048)
Planner II Sean Banda presented and was available to answer questions from the Commission.
Mr. Marcinko asked for clarification of the structure on the neighboring property. Mr. Banda stated that he is unaware of the structure type. Mr. Marcinko asked if there were any objections at the

neighborhood meeting. Mr. Banda stated that there were no objections to the project at the neighborhood meeting.
Mr. Clemmons asked the applicant if they had knowledge of the neighboring structure and what type of structure they would be adding to their property.
Applicant Mr. Solis informed the Commission that the neighboring structure was at one point a casita and at this point appears to be for storage.
Mr. Hudec inquired if the next step would be for an administrative review of a structure. Mr. Banda stated that the process is typically a building review process and the intent of the building is to fit the use as a dwelling unit.
A Public Hearing was opened at 6:27 p.m. With there being no comments from the public, the Public Hearing was closed at 6:27 p.m.
A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to recommend approval as presented with the stated stipulations. Motion carried.

5C. Tartesso West CMP Amendment (PLZ-16-00057)
Senior Planner Ed Boik presented and was available to answer questions from the Commission.
Applicant Steven Earl addressed the Commission with history of the project and was available to answer questions from the Commission.
Mr. Clemmons asked for confirmation that previous stipulations have been supported. Mr. Boik confirmed that all stipulation have been review and revised.
Mr. Marcinko requested clarification of specific locations on a map exhibit.
Mr. Heustis inquired of the commercial development previously involved with the master plan. Mr. Earl confirmed that land use is being modified to reflect more commercial than residential use.
A Public Hearing was opened at 6:40 p.m.
Julie Hasbrouk of Buckeye spoke of her concern with future road improvements.
Applicant Chris Heeter addressed the Commission with background information and expansion obligations for Johnson Road.
With there being no further comments from the public, the Public Hearing was closed at 6:43 p.m.
A motion was made by Vice Chairperson Hudec and seconded by Commissioner Marcinko to recommend approval to City Council as presented with stated stipulations. Motion carried.

5D. Apache Employment Overlay District – Development Code Amendment (PLZ-16-00064)
Senior Planner Ed Boik presented and was available to answer questions from the Commission.
Ms. Kempiak asked when Watson Road would be extended south to connect with MC85. Mr. Boik was unable to provide information on Watson Road work. Mr. Kempiak inquired as to why the City Manager would be the final approving body assigned to the site plan. Mr. Boik clarified that properly qualified staff will be assigned for review and approval of the project. Ms. Kempiak asked if there would be an opportunity for the public or Commission to have input on the project. Terri Hogan informed the Commission stated that the project would go straight to building plan review by appointed staff and the Commission would not have the opportunity to view the material submitted. Mr. Hudec asked if a property owner decided to opt out of the project, how that would affect the rest of the project. Mr. Verburg informed the Commission that it relates to a Prop 207, and the overlay changes would not be applicable to their property. Ms. Hogan stated that the buffer can differ in the overlay area. Mr. Boik clarified that the one-hundred fifty foot buffer is to help provide more transition and impact mitigation for those industrial process buildings that would need to be set back, and those that are less likely to contain industrial process would be more acceptable to be nearer residential. Mr. Bedoya asked if this was the first employment overlay that the City of Buckeye has done. Mr. Boik confirmed that this is the first employment overlay brought to the city. Mr. Marcinko asked what the zoning is on the property. Mr. Boik informed the Commission that the property is currently and will remain as a base zoning of GC (General Commerce) but will allow more intense use. Ms. Kempiak requested the amendment be revisited at a future date. Ms. Hogan stated that staff and Commission is able to receive updates and revisit the progress. Mr. Vergurg stated that a text amendment can be initiated in the future if things are not working for the amendment.
A Public Hearing was opened at 7:13 p.m.
George Hunter of Buckeye spoke of his concerns with road improvements in the overlay area.
With there being no further comments from the public, the Public Hearing was closed at 7:19 p.m.

Ms. Hogan informed the Commission that they are able to add or delete language from the amendment at this stage. Mr. Marcinko asked if the change in language would be specific to this overlay district. Ms. Hogan informed the Commission that this would not be city wide, yet specific to this amendment and overlay.
A motion was made by Commissioner Bedoya and seconded by Commissioner Marcinko to recommend approval to City Council with the added language in Section 2.7.3--Section D--Subsection 2A changing from City Manager to the Development Services Director as well as notification for the 300 feet. Motion carried.

6. COMMENTS FROM THE PUBLIC
Mr. Heustis informed the Commission on the traffic signal at Yuma and Dean, and the cell tower being installed near the recreation center in Sundance. Mr. Heustis updated the Commission on the vacant alternates on the Commission.

7. REPORT FROM STAFF
None.

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION
Commissioner Bedoya thanked staff for the work done on the overlay project, and commended Terri Hogan on her President Elect for the Arizona Chapter for APA.
Vice Chair Hudec commended the overlay project.
Mr. Heustis commended Ms. Hogan on her involvement in the overlay project.

9. ADJOURNMENT
A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to adjourn at 7:39 p.m. 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 May, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant