



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 28, 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 Jeffrey Nagy, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate John Pringle

Members absent: Commissioner Preston Hundley, Alternate Jesse Knight, Alternate Duane Mitry, Alternate Deanna Kupcik

Staff present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM MAY 24, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Clemmons and seconded by Commissioner Bedoya to approve the minutes of the May 24, 2016 Planning and Zoning Commission regular meeting as presented. Motion carried.

3. CONSENT AGENDA

No Items

4. CONTINUANCE AGENDA

No Items

5. REGULAR AGENDA

5A. Old Jones Ford Site (PLZ-16-00063)

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Vice Chair Hudec asked why there would be no action taken at the City Council meeting on July 5th. Mr. Copeland stated that due to state statutes, there is a waiting period before the next action can take place.

Mr. Clemmons asked if all stipulations have been met in relation to this annexation. Mr. Copeland informed the Commission that there are no stipulations attached to this annexation.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to recommend approval to Council. Motion carried.

5B. Hickman's Jackson Ave MHP (PLZ-16-00053)

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Applicant John Nash, of Hickman's Family Farms, informed the Commission that the homes that will be placed on the property will be Clayton Homes of Buckeye.

Mr. Hudec requested clarification of the landscape and possibly extending further out from the property. Mr. Copeland stated that there are no current plans for expansion of the landscape, but is something that may be open for review in the future. Mr. Hudec inquired of the secondary access point

to the property. Mr. Copeland informed the Commission that the second access point on the north end of the property will be intended for emergency access, and the primary access will be from Jackson Avenue.

Mr. Clemmons asked if the stipulations were in order. Mr. Copeland stated that staff and the applicant are in agreement with all stipulations.

Mr. Bedoya brought to staffs attention, that stipulation (cc) is a repeat of stipulation (c) and should be removed. Stipulation (cc) was removed and renumbered ending with (nn). Mr. Bedoya requested clarification between stipulations (nn) and (ff), referring to storage. Mr. Copeland clarified that a storage shed is interpreted as indoor storage.

Mr. Nagy asked what these homes would be used for. Applicant, Mr. Watson, informed the Commission that the residences are designed for a couple or single person employed with Hickman's.

Mr. Marcinko inquired of the diversity of each of the homes. Mr. Copeland stated that there will flexibility with the homes and will be working with the architecture. Mr. Marcinko asked what the density would be for this property. Mr. Copeland stated that the downtown density is flexible with supportable infrastructure. Mr. Marcinko referred to one of the exhibits and the number of power drops existing, and brought to the Commissions attention, the potential for a high density. Ms. Kempiak asked if the homes would be septic or connected to the sewer system. Mr. Copeland stated that the homes would be permanent structures and connected to the existing City water and sewer systems.

Mr. Clemmons inquired of the structure directly north of the property. Mr. Copeland stated that there is an abandoned fuel station, a drive-thru convenience store, and a commercial building. Mr. Clemmons asked who would be responsible for landscape maintenance of the property. Mr. Watson informed the Commission that landscape maintenance would be provided by Hickman's.

Adjacent property resident, Ms. Rodriguez spoke of her concerns.

Adjacent property owner, Charlene Powers, spoke of her support for this project.

Mr. Clemmons asked to have Code Compliance inspect the neighboring western property that has been neglected.

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to approve as presented with the modified numbering of stipulations. Motion carried.

6. COMMENTS FROM THE PUBLIC

None.

7. REPORT FROM STAFF

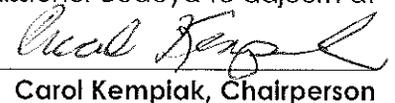
None.

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None.

9. ADJOURNMENT

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to adjourn at 6:48 p.m. Motion carried.

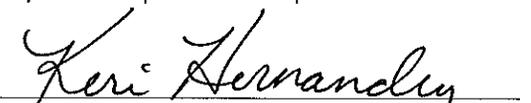


Carol Kempiak, Chairperson

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 28th day of June, 2016. I further certify that a quorum was present.


Keri Hernandez, Administrative Assistant