



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 27, 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.

Chairperson Carol Kempiak asked for a moment of silence.

Members present: Commissioner Thomas Marcinko, Commissioner Preston Hundley, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Ted Burton, Alternate Jesse Knight seated for District 1, Alternate Deanna Kupcik, Alternate Martin DiBello, Alternate John Pringle

Members absent: Commissioner Jeffrey Nagy

Staff present: Deputy Director of Planning Terri Hogan, Principal Planner Ed Boik, Management Assistant Jennifer Duncan, Council Liaison Craig Heustis, City Attorney Sheila Schmidt

2. APPROVAL OF MINUTES FROM AUGUST 9, 2016 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 9, 2016 Planning and Zoning Commission regular meeting as presented. Motion carried.

3. APPROVAL OF MINUTES FROM AUGUST 23, 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 August 23, 2016 Planning and Zoning Commission regular meeting as presented. Motion carried.

4. CONSENT AGENDA

No Items

5. CONTINUANCE AGENDA

No Items

6. REGULAR AGENDA

6A. Trillium Community Master Plan Amendment #2 (PLZ-16-00145)

Principal Planner Ed Boik presented and was available to answer questions from the Commission. Vice Chair Hudec asked if there would be a separate entrance to the business park. Mr. Boik informed the Commission that at this time, there is one single point of access point planned off of Sun Valley Parkway, and a separate emergency only entry point. Commissioner Marcinko inquired how the projected number of vehicles in the traffic study were figured. Mr. Boik stated that the numbers were based upon potential mix of uses and daily potential demand, and may be reexamined in the future.

A public hearing was opened at 6:19 p.m. With there being no comments from the public, the public hearing was closed at 6:19 p.m.

Applicant Ron Hilgart with HilgartWilson thanked City staff for the work on this project. Mr. Hilgart spoke of additional amenities and projects that have been added to the Community Master Plan since the initial conception.

Commissioner Clemmons asked if the Community Center is part of the neighborhood park. Mr. Hilgart stated that the Community Core is sixty-four (64) acres in size, and includes twenty (20) acres of neighborhood park, elementary school, recreation center, and a small mixed use parcel.

Commissioner Bedoya asked if there is a separate recreation center for the Active Adult Community. Mr. Hilgart confirmed that there will be a separate recreation center for the Active Adult Community.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Hundley to recommend approval with presented stipulations a-q as amended. Motion carried.

7. COMMENTS FROM THE PUBLIC

None.

8. REPORT FROM STAFF

None.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairperson Kempiak welcomed the new alternates to the Planning and Zoning Commission.

10. ADJOURNMENT

A motion was made by Mr. Clemmons to adjourn at 6:27 p.m. Motion carried.



Carol Kempiak, Chairperson

ATTEST:



Jennifer Duncan, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 27th day of September, 2016. I further certify that a quorum was present.



Jennifer Duncan, Management Assistant