



**CITY OF BUCKEYE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING AGENDA**  
**May 23, 2017**

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**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL**

**In accordance with Title 38, Chapter 3, Article 3.1, Arizona Revised Statutes, a majority of the City Council may attend the regular meeting of the Buckeye Planning and Zoning Commission but there will be no voting taking place by the City Council. Council members may participate in the discussion of any item on the agenda.**

*Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request to (623)349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. [TDD (623)234-9507]*

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**City of Buckeye  
Council Chambers  
530 East Monroe Avenue  
Buckeye, AZ 85326**

**Workshop: None**  
**Regular Meeting: 6:00 pm**

Planning and Zoning Commission meetings are open to the public. The meetings are for the purpose of the Planning and Zoning Commission to conduct business and proper decorum from the public attending these meetings is required. Public demonstrations or outbursts by spectators before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden. Such behavior shall be a basis for expelling a person or persons from a meeting, by the order of the Chair.

Anyone wishing to address the Commission and comment on a specific agenda item shall fill out a speaker's card. Comments shall be limited to a maximum of 3 minutes. All comments must be addressed to the Chair. The Chair, City staff, or the applicant may respond to comments or questions from the public on a specific agenda item but all responses shall be directed through the Chair.

**Consent agenda** (Items listed on the consent agenda can be approved without presentation or public hearing)

1. The Chair will call all the item numbers on the consent agenda.
2. Staff will summarize the consent agenda.
3. An item may be removed from the consent agenda at the request of any Commissioner, by staff, the applicant, or the public and considered on the regular agenda.
4. The Chair may then call for a vote of the entire consent agenda.

**Continuance agenda** (Items on the continuance agenda will be continued without presentation but at the chair's discretion the public can be heard on these items)

1. The Chair will call the item number.
2. Staff will summarize the reason for continuance and the continuance date.
3. The Chair may then call for a vote for each item.

**Regular agenda** (Items on the regular agenda will receive a full presentation with discussion and possible public comment)

1. The Chair will call the item number.
2. Staff will summarize the case and Commission may ask questions.
3. The applicant or representative will present their case and the Commission may ask questions.
4. Those in favor of the application may be heard.
5. Those opposed to the application may be heard.
6. The applicant may be heard in rebuttal.
7. After discussion with the Commission, the Chair may then call for a vote on the item. The Commission may vote to approve, deny, or continue.

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Thomas Marcinko <i>Vice Chair</i>	Jesse Knight	Preston Hundley	Carol Kempiak <i>Chairperson</i>	Clayton Bedoya	Reverend Gregory Clemmons	Charles Trullinger
Ted Burton <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Deanna Kupcik <i>(Alternate)</i>	Martin DiBello <i>(Alternate)</i>	John Pringle <i>(Alternate)</i>	Nick Hudec <i>(Alternate)</i>
<b>Council Liaison:</b> Vice Mayor Craig Heustis						

1.	<b>CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL</b>	
2.	<b>APPROVAL OF MINUTES FROM APRIL 25, 2017 PLANNING AND ZONING COMMISSION WORKSHOP</b>	<b>Action required:</b> <i>Motion</i>
3.	<b>APPROVAL OF MINUTES FROM MAY 9, 2017 PLANNING AND ZONING COMMISSION REGULAR MEETING</b>	<b>Action required:</b> <i>Motion</i>
4.	<b>CONSENT AGENDA</b> <i>No Items</i>	
5.	<b>CONTINUANCE AGENDA</b> <i>No Items</i>	
6.	<b>REGULAR AGENDA</b>	
6A.	<b>Subject:</b> Eliodoro Banuelos Rezone <b>Applicant:</b> Eliodoro Banuelos <b>Location:</b> 223 4 <sup>th</sup> Avenue West in District 1 <b>Request:</b> Rezone an approximately 0.20 acre parcel that is Planned Residential Zoning (PR) to Single Family 6 Zoning (SF-6) <b>Recommendation:</b> Approve with stipulations <b>Presented by:</b> Sean Banda, Planner II	<b>Action required:</b> <i>Hearing</i> <i>Discussion</i> <i>Motion</i>

6B.	<p><b>Subject:</b> Sienna Hills CMP Amendment  <b>Applicant:</b> Matthew J. Mancini, P.E., 3 engineering, LLC  <b>Location:</b> Sienna Hills Parkway and McDowell Road in District 6  <b>Request:</b> Major Amendment to the Sienna Hills Community Master Plan (CMP) as it relates to Single Family Development Standards for Parcel 2 North/5 South; adjust the current side setbacks from 5'/10' to 5'/5'  <b>Recommendation:</b> <b>Approve</b> with stipulations  <b>Presented by:</b> Andrea Marquez, Planner II</p>	<p><b>Action required:</b>  <i>Hearing</i>  <i>Discussion</i>  <i>Motion</i></p>
6C.	<p><b>Subject:</b> 2017 Development Code Updates  <b>Applicant:</b> City of Buckeye  <b>Location:</b> Citywide  <b>Request:</b> Amend Articles 3, 4, 5, 10 and Appendix C for the purposes of clarifying definitions, permitted uses and other corrective edits.  <b>Recommendation:</b> <b>Initiate and Approve</b>  <b>Presented by:</b> Ed Boik, AICP, Principal Planner</p>	<p><b>Action required:</b>  <i>Hearing</i>  <i>Discussion</i>  <i>Motion</i></p>
7.	<p><b>COMMENTS FROM THE PUBLIC</b>          Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.</p>	<p><b>Action required:</b>  <i>None</i></p>
8.	<p><b>REPORT FROM STAFF</b></p>	<p><b>Action required:</b>  <i>None</i></p>
9.	<p><b>COMMENTS FROM THE PLANNING AND ZONING COMMISSION</b></p>	<p><b>Action required:</b>  <i>None</i></p>
10.	<p><b>ADJOURNMENT</b></p>	<p><b>Action required:</b>  <i>Motion</i></p>