

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, January 20, 2016
7:00 PM**

I. CALL TO ORDER

Chairperson Marlo Schuh called the meeting to order at 7:04 p.m.

II. ROLL CALL

Members Present:

- Chairperson Marlo Schuh
- Vice-Chairperson Jose Garcia
- Commissioner Larry Brown
- Commissioner Daniel Snyder
- Commissioner John Peterson
- Alternate Steven Paulson
- Ex-Officio, Micah Powell

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cruz, Planner
- Laura Lopez, Code Compliance Officer

III. INVOCATION

Chairperson Marlo Schuh asked for a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Marlo Schuh led the Pledge of Allegiance.

V. MOTION TO APPROVE THE NOVEMBER 18, 2015, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chairperson Jose Garcia made a motion to approve the November 18, 2015, meeting minutes of the Planning and Zoning Commission. Commissioner Larry Brown seconded the motion. Motion was approved unanimously 5-0.

VI. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. MOTION TO ELECT A CHAIRPERSON FROM AMONG THE MEMBERS OF THE COMMISSION

Commissioner John Peterson nominated existing Chairperson Marlo Schuh for a new term as Chairperson for 2016. Commissioner Larry Brown seconded the nomination. Motion passed 5-0.

B. MOTION TO ELECT A VICE-CHAIRPERSON FROM AMONG THE MEMBERS OF THE COMMISSION

Commissioner Larry Brown nominates existing Vice-Chairperson Jose Garcia for a new term as Vice-Chairperson. Commissioner Daniel Snyder seconded the nomination. Motion passed 5-0.

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO. : TA16-001. APPLICATION INITIATED BY THE CITY OF ELOY COMMUNITY DEVELOPMENT STAFF PROPOSING A TEXT AMENDMENT TO THE TEXT OF THE ELOY ZONING ORDINANCE THAT CLARIFIES, UPDATES, SPECIFIES CHANGES AND/OR ELIMINATES INFORMATION IN CHAPTER 21-ZONNG, ARTICLE VI: SINGLE RESIDENCE ZONING DISTRICTS, ARTICLE VII: MULTIPLE RESIDENCE ZONING DISTRICTS, AND ARTICLE VIII: COMMERCIAL ZONING DISTRICTS TO REVISE DEFINITIONS, ALLOW CHURCHES AND OTHER RELIGIOUS INSTITUTIONS AND FACILITIES AS A PERMITTED USE, AND ADDRESS OTHER RELATED DEVELOPMENT PROVISIONS. (PROJECT NAME: CHURCES AND OTHER RELIGIOUS INSTITUTIONS-CITY INITIATED TEXT AMENDMENT).

Commissioner Daniel Snyder inquired “What if a church does not have their own building?” For example, Robson Ranch is operating a church in a permanent building that is used for other activities. Do they need one? Mr. Vlaming responded that research is needed to determine if conditional use permit would be needed or a building.

Chairperson Marlo Schuh thought that the verbiage in the proposed text amendment was redundant. There was discussion among the Commissioners with definitions of “permanent building” and it was determined that in the best interest of the proposed text amendment **CASE NO. : TA16-001** to table the discussion for the next Planning and Zoning Commission meeting scheduled for February 17, 2016 so that staff from

the Community Development Department would be able to clarify definitions for the proposed text amendment.

VII. COMMUNICATIONS

A. **PLANNING AND ZONING COMMISSION POTENTIAL MEETING SCHEDULE FOR 2016**

Mr. Vlaming informed the Commission that a schedule for 2016 meeting dates was included in their packet. Even though the schedule shows a meeting every month of the year, these meetings are conducted on an “if needed, as needed basis.”

B. **MAJOR GENERAL PLAN AMENDMENTS AND SCHEDULE FOR 2016**

Mr. Vlaming informed the Commissioners of the schedule and process. There is not currently any Staff awareness of any amendments in the process of being submitted; however, pursuant to Arizona Revised Statutes, there is a prescribed process to review and approve these major amendments within the calendar year. If any major amendments are submitted, the Commission will review and provide recommendations for the Eloy City Council to make a determination. Last year, Staff initiated the amendment to the Land Use and the Circulation Elements. This information will be on the website so that the development community knows the schedule of key milestones for this year.

C. **BOARDS AND COMMISSION TRAINING FOLLOW UP REPORT (12/4)**

Chairperson Marlo Schuh reported that the training went well-she indicated that it was a wonderful experience with many great speakers. Chairperson Marlo Schuh appreciated the City of Eloy underwriting her registration for this training.

D. **STATUS ON COMMUNITY ENTRY SIGNAGE PROGRAM**

CONSTRUCTION All signs are completed and installed. Phase II of directional signage will begin soon.

E. **HEART OF ELOY COMMUNITY OUTREACH OF ROBSON RANCH BUILDING REHABILITATION**

Mr. Vlaming noted that this is the Heart of Eloy project. . He stated they look forward to getting the doors open soon. Mr. Vlaming identified that the Grand Opening will be scheduled for the first week of February.

F. **ELOY ENTERPRISE BUILDING TENANT IMPROVEMENTS-GREAT WESTERN BANK RELOCATION:**

Mr. Vlaming stated this is the relocation of the Great Western Bank from the southern part of Main Street to the northern part of Main Street into the Eloy Enterprise Building. He stated tenant improvements are currently ongoing.

G. **CITY HALL SITE UPDATE :** Mr. Vlaming indicated that the City of Eloy is going through the condemnation process of the vacant lot just east of the Main

Street Park and north of the Santa Cruz Village Apartments. The City and the owner are negotiating a final price. When negotiated, the City will go out for bids on the design and construction.

H. ELOY VETERAN’S PARK UPDATE: Mr. Vlaming indicated that plans for the new Veteran’s Park is underway with funding by the City of Eloy and Pinal Hispanic Council. City Staff will be reviewing the plans and will be issuing various building permits.

I. PRELIMINARY PLAT ROBSON RANCH – UNIT 20A Mr. Vlaming identified that Robson Ranch has submitted plans for 78 residential lots located on a parcel at the northeast corner of Robson Boulevard and Cherry Oaks Drive.

J. CITY COUNCIL UPDATE – EX OFFICIO MEMBER REPORT Ex Officio Micah Powell reported that the City of Eloy is in the process of acquiring the parcel across from the City Park as a future City Hall site. There is an account set up to purchase this property.

VIII. MOTION TO ADJOURN

Chairperson Schuh asked for a motion to adjourn. Vice-Chairperson Jose Garcia motioned to adjourn. Commissioner Larry Brown seconded the motion. The motion to adjourn was unanimously approved 5-0 at 7:59 pm.