

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, February 17, 2016
7:00 P.M.**

I. CALL TO ORDER

Chairperson Schuh called the meeting to order at approximately 7:00p.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
- Laura Fortier, Code Compliance Officer

III. INVOCATION

Chairperson Schuh asked for a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Schuh led the Pledge of Allegiance.

V. MOTION TO APPROVE THE JANUARY 20, 2016 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice Chairperson Garcia made a motion to approve the January 20, 2016, meeting minutes of the Planning and Zoning Commission. Commissioner Peterson seconded the motion. The motion was approved unanimously 5 to 0.

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

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: TA16-001

Mr. Jon Vlaming, Community Development Director, stated this item is Old Business where the City was amending text from portions of the Zoning Code relative to a request received regarding a Conditional Use Permit related to a religious facility. Mr. Vlaming stated research completed by staff indicated that revisions should be made to the existing text in order to allow the religious facility to locate at its intended location.

He continued by stating staff has identified and provided the proposed revisions to the Commission. He added the purpose is to attempt to establish consistency in the definitions for the provision of religious uses in residential and commercial districts as identified in the Zoning Ordinance. Approval of this item would remove the requirement for a Conditional Use Permit in the C-1 and C-2 zoning districts and prohibit this use in the I-1 and I-2 industrial zoning districts. Mr. Vlaming said approval of this text amendment would also make the needed changes to the parking and signage regulations as well.

Chairperson Schuh called for questions from the Commission.

Commissioner Brown asked if there was a limit to the number of churches that can be established in the city. Mr. Vlaming said no and added there are approximately 20 religious facilities advertised in the Eloy Enterprise.

Chairperson Schuh asked for any further questions from the Commission. There were none.

Chairperson Schuh asked if there were any questions or comments from the public. There were none.

B. CONSIDER, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL, OR OTHER ACTION ON CASE NO.: TA16-001.

Chairperson Schuh called for a motion.

Vice Chairperson Garcia made a motion to approve TA16-001. Commissioner Peterson seconded the motion. The motion passed with a vote of 5 to 0.

VII. COMMUNICATIONS

A. STATUS ON COMMUNITY ENTRY SIGNAGE PROGRAM CONSTRUCTION.

Chairperson Schuh called for this item. Mr. Vlaming provided the Commission with an update regarding the entry signage program. He said staff made a presentation before City Council at its last meeting. The City Council has authorized staff to accept the signage which has been constructed and also has authorized staff to make payment to the contractor. He said there are seven entry signs into the community. Staff is reviewing the proposed locations for lighting and landscaping of these signs. Also, in the future, way-finding signs will be added along the roads providing guidance for vehicles around the community, if the Council believes these are warranted.

He concluded by stating this has been very successful program.

Chairperson Schuh asked if the lighting and landscaping would be included in the same phase. Mr. Vlaming explained this is being explored and staff has found that all of the areas are not provided with the electrical service needed. Staff is researching other possibilities. He continued by stating that the irrigation water is not available in the locations where landscaping may be desired. He indicated staff is also researching alternatives for electricity such as solar lighting. If in the event there would be a cost savings to install the lighting and landscaping simultaneously, this would definitely be considered.

B. PRELIMINARY PLAT-ROBSON RANCH – UNIT 20A

Mr. Vlaming explained this is a preliminary plat for a 78-lot subdivision located at Robson Boulevard and Cherry Oaks Drive. This is currently in for a second review and should be moving forward very soon.

C. DOWNTOWN ADVISORY COMMISSION UPDATE

Mr. Vlaming stated the Advisory Commission recently met and discussed the idea of compiling information on the properties and buildings in the downtown area. Also discussed was the idea of a theme for the downtown and the possibility of hosting events such as a flea market and concerts in the park.

Commissioner Brown indicated it might be difficult to create a theme for the downtown when it is vacant. Mr. Vlaming described some of the activities taking place in the downtown area. He said the community is beginning to show interest in the downtown area noting the Heart of Eloy second hand store and the improvements beginning to occur at the relocated Great Western bank branch.

Vice Chairperson Garcia asked about tying it into the skydiving theme. Mr. Vlaming said interest has been expressed regarding skydiving facilities near the airport and the idea of connecting this idea into the retail uses available in the downtown.

He said staff would meet with the Downtown Advisory Committee on March 9th. Mr. Vlaming said these meetings are open to the public and encouraged everyone to attend.

D. UPCOMING COMMUNITY CLEAN UP AND ADOPT-A-STREET CLEAN UP

Mr. Vlaming said the community clean-up is scheduled for February 27, 2016. He encouraged all to participate. He said on April 9th the Adopt-A-Street Clean up event will take place.

E. CITY COUNCIL UPDATE EX OFFICIO MEMBER REPORT

Ex-Officio Powell said Access Arizona is the marketing group for economic development needs. They will be meeting February 18th at 11:30am at Robson Ranch. Also, the Council Retreat is taking place on February 20th at 1:30pm at the Eloy Library. This is the Council's opportunity to share their "Wish Lists". He invited everyone to attend.

Ex-Officio Powell said the 11th Street Waterline Construction will begin soon. It should take 90 days to complete this project. He stated approximately \$4 million has been spent on road improvements.

He continued by stating a new business, a gas and tire shop (Wingfoot), has opened recently which will bring more tax dollars into the City.

Mr. Vlaming added there is an expansion taking place to the Love's facility, which is another opportunity for sales tax revenues.

Mr. Vlaming said in the Downtown Advisory Committee there was discussion regarding seats at the luncheon the vice-mayor was describing. There may be an opportunity to attend at no charge and he can check to see if there are any seats available.

Ex-Officio Powell said the City is looking for an additional \$40,000 of donations to construct a water fountain and additional lighting at the future Veterans' Heritage Park. Construction will begin in approximately two months and will take about 60 days to complete. The City has committed a budget of \$50,000. He said this would be a nice visual improvement to the area too..

Ex-Officio Powell explained that approximately \$1.2 million is available and dedicated for the future City Hall. However, the City must acquire the parcel before it can begin to use these monies. Staff is hopeful this will take place in May. Ex Officio Powell stated Council is doing its best to keep this moving forward and acquire the land needed.

VIII. MOTION TO ADJOURN

With no further business, Chairperson Schuh called for a motion to adjourn. Vice Chairperson Garcia motioned to adjourn. Commissioner Snyder seconded the motion. The motion was approved with a vote of 5-0.

The meeting adjourned at 7:31 p.m.