

**MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, March 21, 2007
7:00 P.M.**

I. CALL TO ORDER

Chairperson Larry Brown called the meeting to order at 7:00 p.m.

II. ROLL CALL

Members Present: Chairperson Larry Brown
Commissioner Marlo Schuh
Commissioner Jose Garcia
Commissioner Glinda Weddle
Ex-Officio Member Joel Belloc, Council Member
Alternate Commissioner Richard Horton

Members Absent: Vice-Chairperson Manuel Medina

Staff Present: Joseph Blanton, Interim City Manager/Community
Development Director
Belinda Cota, Planner I

III. INVOCATION

Invocation given by Commissioner Weddle.

IV. PLEDGE OF ALLEGIANCE

Chairperson Brown led the Pledge of Allegiance.

V. MOTION TO APPROVE THE FEBRUARY 21, 2007 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Garcia made a motion to approve the February 21, 2007 meeting minutes of the Planning and Zoning Commission. Commissioner Schuh seconded the motion. Motion was approved unanimously.

VI. COMMUNICATIONS

Mr. Blanton informed the Commissioners regarding the schedule for the review of the 2007 Major General Plan Amendments, the deadline for the application submittal is Friday, March 30, 2007. He mentioned that there would be approximately 4 application submittals and that on April 5, 2007 these applications would be sent out for a sixty (60)

day review (Thursday, April 5, 2007) and would be scheduled for a Planning and Zoning Commission Public Hearing on Wednesday, June 20, 2007. He explained that each Commissioner will be receiving a package to review and comment.

VII. NEW 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. RZ07-04: APPLICATION BY THE WLB GROUP, INC. ON BEHALF OF JOSEPH ABATE TO REZONE APPROXIMATELY 10.7 ± ACRES OF LAND FROM PINAL COUNTY DESIGNATION TO COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HANNA ROAD AND SUNLAND GIN ROAD (ASSESSOR'S PARCEL NUMBERS: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, AND 511-33-001R) ON A PORTION OF THE NORTHEAST ¼ OF SECTION 13, T7S, R6E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ABATE COMMERCE CENTER).

Chairperson Brown opened the Public Hearing.

Mr. Blanton gave an overview of the request. He explained that the case being presented and the next agenda item C dealt with two rezoning requests of two ten (10) acre parcels west of Sunland Gin Road. He explained that when the City Council amended the Eloy Planning Area in 2005, the subject property was given a designation of Rural Residential. He stated that the Eloy City Council at their last meeting approved both General Plan Amendments from Rural Residential to Community Commercial. He also mentioned that the pending annexation that involves these two agenda items and other properties already had the annexation Public Hearing and that the applicant is waiting on the annexation results for an annexation located east of Sunland Gin Road that involves the Right-of-Way. If the annexation to the east of Sunland Gin Road fails then the applicant for the annexation to the west of Sunland Gin Road will have to make amendments prior to collecting signatures.

Ms. Carolyn Oberholtzer with the Rose Law Group introduced herself. She commented that she was representing two related cases the Abate Commerce Center and Tuttle Commerce Center. She also introduced John Lang with the WLB Group to answer any questions. She stated as Mr. Blanton had already explained the existing zoning was not applicable and that the request was to rezone to C-2 (Community Commercial) and that both projects would likely develop similarly to one another. With that, she asked if anyone had questions.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ07-04:

Alternate Commissioner Horton made a motion to approved Case No.: RZ07-04 with the seven (7) stipulations stated in the staff report. Commissioner Garcia seconded the motion. The motion was approved unanimously. Voted 5-0.

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- C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: RZ07-06: APPLICATION BY THE WLB GROUP, INC. ON BEHALF OF UNITED LAND CORPORATION TO REZONE APPROXIMATELY 10.7 ± ACRES OF LAND FROM PINAL COUNTY DESIGNATION TO COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED APPROXIMATELY 700 FEET SOUTH OF THE HANNA ROAD AND SUNLAND GIN ROAD INTERSECTION. (ASSESSOR'S PARCEL NUMBERS: 511-33-001D, 511-33-001E, 511-33-001F, 511-33-001G, AND 511-33-001H) ON A PORTION OF THE NORTHEAST ¼ OF SECTION 13, T7S, R6E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: TUTTLE COMMERCE CENTER).**

Chairperson Brown opened the Public Hearing.

Hearing no other comments, Chairperson Brown closed the public hearing.

- D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ07-06:**

Alternate Commissioner Horton made a motion to approve Case No.: RZ07-06 with the seven (7) stipulations stated in the staff report. Commissioner Garcia seconded the motion. The motion was approved unanimously. Voted 4-0.

- H. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-09: APPLICATION BY THE ROSE LAW GROUP, PC ON BEHALF OF BOOL PROPERTIES LP FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 160 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL TO 145 ACRES OF MEDIUM DENSITY RESIDENTIAL AND 15 ACRES OF COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF LA PALMA ROAD AND HOUSER ROAD (ASSESSOR'S PARCEL NUMBER: 401-48-040) IN THE SOUTHWEST ¼ OF SECTION 28, T7S, R8E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: BOOL ELOY 160).**

Chairperson Brown opened the Public Hearing.

Mr. Blanton introduced Ms. Carolyn Oberholtzer.

Ms. Oberholtzer with the Rose Law Group introduced herself on behalf of the property owner. She gave a brief overview of the request. She mentioned that the owner owns property in the County and in the State and that her client had heavily invested in the City of Eloy. She showed everyone present a vicinity map. She stated that the use would blend and would be a transition to the east and that a fifteen acre Commercial Corner was requested to satisfy the General Plan.

Commissioner Horton stated that in the eighties (80's) he farmed across from the subject property and asked about the drainage situation.

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Ms. Oberholtzer replied that they are working on a regional solution and hopefully the water would not be an issue. She also added that certainly a drainage report will be submitted at time of platting.

Ms. Linda Miller a home owner to the east of the subject property stated she opposed the proposed fifteen acres of commercial.

Ms. Mary Anderson a home owner to the west of the subject property stated she supported the proposed request, she stated it was time for a change.

Hearing no other comments, Chairperson Brown closed the public hearing.

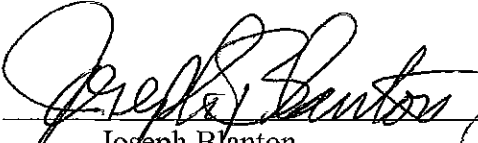
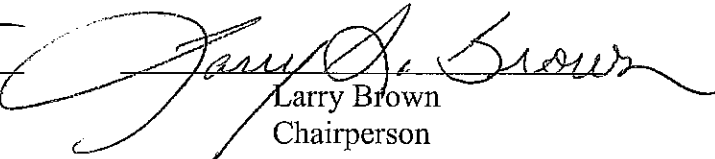
I. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-09:

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-09 as presented in the staff report. Commissioner Schuh seconded the motion. The motion was approved unanimously. Voted 5-0.

VIII. ADJOURNMENT

Commissioner Garcia moved to adjourn the meeting. Commissioner Schuh seconded the motion. Motion carried unanimously and the meeting adjourned at 7:37 p.m.

ATTEST:

 _____ Joseph Blanton Interim City Manager/Community Development Director	 _____ Larry Brown Chairperson
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