

**MEETING MINUTES  
OF THE  
CITY OF ELOY  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Wednesday, September 19, 2007  
7:00 P.M.**

**I. CALL TO ORDER**

Commissioner Jose Garcia called the meeting to order at 7:02 p.m.

**II. ROLL CALL**

**Members Present:** Commissioner Jose Garcia  
Commissioner Glinda Weddle  
Alternate Commissioner Richard Horton  
Ex-Officio Member Joel Belloc, City Councilman

**Members Absent:** Chairperson Larry Brown  
Commissioner Marlo Schuh  
Commissioner Manuel Medina

**Staff Present:** Joseph Blanton, Interim City Manager/Community Dev't Dir.  
Belinda Cota, Planner  
Luis F. Barahona, Planner  
Mary Montijo, Clerical Assistant

**III. INVOCATION**

The Invocation was given by Commissioner Weddle.

**IV. PLEDGE OF ALLEGIANCE**

Commissioner Jose Garcia led the Pledge of Allegiance.

**V. MOTION TO APPROVE THE AUGUST 15, 2007 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION**

Commissioner Weddle made a motion to approve the August 15, 2007 meeting minutes of the Planning and Zoning Commission. Alternate Commissioner Horton seconded the motion. Motion was approved unanimously. The vote was 3-0.

**VI. COMMUNICATIONS**

Mr. Blanton commented that on Thursday, September 20, 2007, Maralan Hutchins will give a presentation on "successful downtown programs" to the community including: City Council Members, property/business owners, and the public at large. Ms. Hutchins

has been involved with thirty-seven communities through The National Main Street Program. Mr. Blanton stressed that this revitalization effort will take time, commitment, and involvement from many sources including the community at-large. The GPAC Committee will hold its first meeting on Thursday, October 18, 2007. Two communities from each state in the nation were chosen for a \$50,000 USDA Grant for Economic Development. Eloy was fortunate enough to be one of the communities chosen. Michael LaBianca, General Plan Consultant, will help to develop an Economic Development and Marketing Plan as part of the General Plan update.

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

- A. CONSIDERATION, DISCUSSION AND RECOMMENDATIONS TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. GPA07-39: APPLICATION BY SKD ARCHITECTURE ON BEHALF OF RIZONA CAPITAL GROUP, LLC REQUESTING A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 5 ACRES OF LAND ZONED LIGHT INDUSTRIAL TO MANUFACTURING/INDUSTRIAL. SUBJECT PROPERTY IS ON THE EAST SIDE OF TUMBLEWEED ROAD AT APPROXIMATELY ½ MILE NORTH OF SHEDD ROAD IN A PORTION OF THE NE ¼ OF SECTION 24, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA ON ASSESSOR'S PARCEL NUMBERS: 404-24-018, 019, 020 AND 021 (PROJECT NAME: SKY VIEW RV & MINI STORAGE).**

Commissioner Garcia opened the public hearing.

Mr. Blanton gave a brief overview and commented that this item and the next item are included on the same four parcels and that Staff believes these properties are both in compliance with the Airport Overlay. The entrance for this project will be off of Tumbleweed Road.

Alternate Commissioner Horton asked if this project was going to be asphalted.

Ms. Laura McDonald, representative from Arizona Capital Group, said she was sure this would be taken care of during the Site Plan Review process.

Hearing no other comments, Commissioner Garcia closed the public hearing.

- B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-39.**

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-39. This was seconded by Commissioner Weddle. The motion was passed unanimously 3-0.

- C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO: RZ07-40: APPLICATION BY ARIZONA CAPITAL GROUP, LLC REQUESTING TO REZONE APPROXIMATELY 5.85 ACRES OF LAND FROM I-1 (LIGHT**

**INDUSTRIAL) TO I-2 (GENERAL INDUSTRIAL) FOR THE PURPOSE OF CONSTRUCTING AN RV & MINI STORAGE FACILITY. SUBJECT PROPERTY IS ON THE EAST SIDE OF TUMBLEWEED ROAD AT APPROXIMATELY ½ MILE NORTH OF SHEDD ROAD IN A PORTION OF THE NE ¼ OF SECTION 24, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA ON ASSESSOR'S PARCEL NUMBERS: 404-24-018, 019, 020 AND 021 (PROJECT NAME: SKY VIEW RV & MINI STORAGE).**

Commissioner Garcia opened the Public Hearing.

Commissioner Garcia asked for staff's recommendations. Mr. Blanton stated that this rezoning is in compliance with the General Plan. Council Member Belloc asked if there has been any input from the public. Mr. Blanton stated that there has been no input to date.

Commissioner Garcia closed the Public Hearing.

**D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ07-40.**

Commissioner Weddle moved to approve Case No.: RZ07-40. The motion was seconded by Alternate Commissioner Horton. The motion passed unanimously 3-0.

**VIII. MOTION TO ADJOURN**

The motion to Adjourn was moved by Alternate Commissioner Horton. The motion was seconded by Commissioner Weddle. The meeting was adjourned at 7:20 p.m.

ATTEST:

  
Community Development Director

APPROVED:

  
Chair