

PLANNING & ZONING COMMISSION MEETING MINUTES

Regular Meeting Minutes

January 5, 2017

6:00 PM

1. **CALL TO ORDER**
Meeting called to order at 6:00 PM

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present Chair Tim Trosper

Absent Vice Chair Jenna Reilly

Present Commissioner John D Backer Jr

Present Commissioner Nathan Barrett

Present Commissioner Michael Hernandez

Present Commissioner Cathy Maghran

Present Commissioner Ken Woodward

4. **APPROVAL OF THE MINUTES FOR PLANNING & ZONING COMMISSION MEETING OF OCTOBER 3, 2016.**

Motion to accept minutes as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Cathy Maghran, Commissioner
SECONDER:	Nathan Barrett, Commissioner
AYES:	Tim Trosper, Nathan Barrett, Cathy Maghran, Ken Woodward, Michael Hernandez, John Backer
ABSENT:	Jenna Reilly

5. **CALL TO THE AUDIENCE**

No one came forward

6. **PUBLIC HEARING:** A Comprehensive Sign Plan for 'The Crossing at Sahuarita,' a proposed shopping center to be located on the south side of Nogales Hwy. east of Abrego Dr. and within the La Jolla Verde Commercial Center Specific Plan area. The Comprehensive Sign Plan proposes a 20% increase in sign area budget and height for freestanding identification signs; the increase will result in a sign height of approximately 14 feet above roadway grade. (Case No. SA9-16-00003)

Chairman Trosper opened the public hearing.

Planning and Zoning Manager, Anna Casadei, gave a presentation along with her staff report with the recommendation that the Commission forward a recommendation of approval to the Town Council to adopt The Crossing at Sahuarita Comprehensive Sign Plan. Jim Bolek, with JRC Design representing the applicant was on hand to answer any questions.

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Commissioner Hernandez asked if the Circle K monument sign's proposed location would be moved closer to the road to line up aesthetically with the proposed monument signs for the remainder of The Crossing.

Ms. Casadei responded that the proposed Circle K sign's location has not been proposed to be moved and is going to be located inside the property line, and that the proposed signs for The Crossing will be placed in the Right-of-Way.

Commissioner Hernandez asked if the signage would diminish the sight visibility triangle. Mr. Bolek responded that the plan was properly submitted to the Town and engineering for the sight visibility triangle was reviewed as per code.

Chair Trosper closed the public hearing and asked for a motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Barrett, Commissioner
SECONDER:	Cathy Maghran, Commissioner
AYES:	Tim Trosper, Nathan Barrett, Cathy Maghran, Ken Woodward, Michael Hernandez, John Backer
ABSENT:	Jenna Reilly

7. **PUBLIC HEARING:** A zoning code text amendment to Sahuarita Town Code Chapter 18.97 (Conditional Use Procedures) and Section 18.100.030.B (Planning and Zoning Commission, Powers and Duties), the purpose of which amendment is to modify and clarify the conditional use process and its required public notice. The amendment does not propose to change land uses conditionally permitted in the various zoning districts. (Case No. SA8-16-00003)

Chairman Trosper opened the public hearing.

Planning and Zoning Manager, Anna Casadei, gave presentation along with her staff report with the recommendation that the Commission forward a commendation to the Town Council in favor of adoption of the proposed amendment including changes that were distributed at the meeting.

Commissioner Backer asked if the public hearings are or can be posted on line for those who don't have access to print newspapers. Ms. Casadei informed the Commission that the notice and packet material are placed on the Town website.

Chair Trosper suggested that the site signs posted by the applicant include the URL to the Town website where the meeting materials can be found. Ms. Casadei agreed with the suggestion and did note that a phone number for the Planning department is posted on the sign for anyone who has further questions about the hearing.

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Commissioner Hernandez asked if there would be a point where the Town would limit the request of amendments or changes to the Code. Ms. Casadei responded that there is not a Town policy limiting code amendments.

Chairman Trosper closed the public hearing and asked for a motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ken Woodward, Commissioner
SECONDER:	Michael Hernandez, Commissioner
AYES:	Tim Trosper, Nathan Barrett, Cathy Maghran, Ken Woodward, Michael Hernandez, John Backer
ABSENT:	Jenna Reilly

8. PLANNING & BUILDING DIRECTOR'S REPORT

- 2017 Commission meeting dates.
- Welcome Commissioner Backer.

9. PLANNING COMMISSIONERS ANNOUNCEMENTS AND REPORTS

10. FUTURE AGENDA ITEMS

OML training in February.

11. ADJOURNMENT

Meeting adjourned at 6:50pm.