

I. Procedures

Call to Order

7:00 PM

Chairman Buck Williams called the meeting to order

A. Pledge of Allegiance

B. Roll Call

7:05 PM Roll Call.

Present: Buck Williams, George Glen, Barbara Brutvan, Tony Robertson, Brad Massey. Present from City Staff was Sue Bennett Deputy City Clerk/HR Assistant and Tim Pettit Chief Building Inspector/Public Works Director

Absent: Commissioner Robert Hubb

C. Adopt Agenda

Motion: To adopt the agenda as presented.

Approve: Approved.

Moved by Commissioner George Glenn, Seconded by Commissioner Phil LaGro

Motion passed unanimously

D. Approval of Minutes: January 31, 2019

Motion: To approve the minutes from January 31, 2019.

Action: Approve

Moved by Commissioner Brad Massey, Seconded by Commissioner Barbara Brutvan

Motion passed unanimously

II. PUBLIC PARTICIPATION - None – 7:06 pm

III. Request the rezoning of property comprising of 2.29 acres located at 355 Ellen Way APN 202-22-008D, from CBD (Central Business District) to I-1 (Light Industrial). (Jake Giles). 7:07 PM

A. Report to the Planning & Zoning Commission: 7:08 PM

Tim Pettit briefed the Commissioners. Mr. Giles is planning to move his meat processing business, which now operates on Garland Prairie Rd, to this location. This current operation would be allowed to operate at this location with the current CBD zoning but Mr. Giles future plans would like to install an animal dispatch area that would require industrial zoning per our City code. Industrial zoning also allows meat processing and RV storage facility. Mr. Giles is available if the Commissioners have any questions.

B. Recess to Public Hearing: 7:10 PM – None.

C. Reconvene Regular Planning & Zoning Session: 7:11 PM

E. Discussion and Decision: 7:12 PM

Jake Giles presented his request to the Commissioners. His request to eventually enlarge their current Arizona Wildfire Prevention and Meat Processing business to include a Butcher shop. Phil LaGro asked if there would ever be a feedlot at this location. Mr. Giles stated that there will be no feedlot, cattle arrives and is processed same day within the facility. Commissioner Brutvan asked if other businesses that arrive such as S.A.V.E. does Mr. Giles have any issues with noise and activity from other businesses. Mr. Giles stated no problem at all, as long as they have no issue with cattle. Commissioner Brutvan asked if any utilities need to be installed at location, all utility currently on site. Commissioner Glenn asked about employees; the business may hire at least 20-30 employees. Commissioner Tony Robertson asked about the retail side of the business. Mr. Giles retail will be the purchase of local beef, available to locals as well as tourists. Items will be steaks, hamburger, sausage, etc. Currently their business they cannot sell product, but they hope to have the local Ranchers deliver their cattle to their business for processing and selling product. Product will be reasonable priced and very competitive to other facilities. Quality of product will be available since all meat products will be locally grown. Commissioner Glenn asked about by-product, no by-product at this facility all by-products will be shipped to a Phoenix facility.

Commissioner Brutvan stated that she viewed the area for his business and noted that there was much water around Mr. Giles property but not so much on his location. Mr. Giles stated that he is not in a flood zone and purchased this property due to its location on a higher area. They plan to build their building 18 inches above the patch currently at 8 inches. Tim stated that the natural flow of the water flows down to the highway.

Commissioner asked about the many zoning we currently have at this area. Will the many zoning areas cause any issues later in development in the future. Tim stated the area is mostly on Airport road which will be industrial zoning, but further down this area is also zoning for CBD such as hotels and do not foresee any issues.

Motion: to approve the request by Jake Giles, with recommendation to Council to rezone parcel #202-12-006B from Central Business District (CBD) to Light Industrial (I-1) with the following conditions: Development of this property must comply with all City codes and standards and be in substantial conformity with the attached conceptual site plan.

Action: Approve

Moved by: Commissioner Brad Massey, **Seconded by** Commissioner Barbara Brutvan
Motion passed unanimously

IV. STAFF REPORT – None.

V. ADJOURN: 7:16 PM

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk