



PINAL COUNTY

WIDE OPEN OPPORTUNITY

PINAL COUNTY PLANNING AND ZONING COMMISSION ACTION SUMMARY

Thursday, February 20, 2025

9:00 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
EMERGENCY OPERATIONS CENTER
301 E. 11TH STREET
FLORENCE, AZ 85132

The Pinal County Planning and Zoning Commission convened on Thursday, February 20, 2025. The meeting was called to order by Vice-Chairman Robert Klob at 9:03 am.

Members Present:

Klob, Vice-Chairman (Served as Chairman)
Hartman, Member
Keller, Member
Lizarraga, Member
Schnepf, Member
Mooney, Member
Pranzo, Member

Staff Present:

Brent Billingsley
Harvey Krauss
Daron Garvey
David Barclift
Cory Busby
Sangeeta Deokar
Valentyn Panchenko
Kendall Riley
Patrick Roberts

(1) REGULAR ITEM

- A. **CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS:**
 - () **MENNENGA, Chairman**
 - () **KLOB, Vice-Chairman**
 - () **DEL COTTO, Member**
 - () **HARTMAN, Member**
 - () **KELLER, Member**
 - () **LIZARRAGA, Member**
 - () **SCHNEPF, Member**
 - () **DAVILA, Member**
 - () **MOONEY, Member**
 - () **PRANZO, Member**

- B. **PLANNING MANAGER REPORT (INFORMATION ITEM)**

(2) **NEW CASES**

- A. **PZ-017-24 - PUBLIC HEARING/ACTION:** Gregory C. and Lorelee Wuertz Family Trust owner, W. Ralph Pew, Pew & Lake PLC, applicant, requesting approval of a **rezone** from **General Rural (GR)** to **Industrial Zoning (I-3)** on approximately 160± acres to develop a photovoltaic solar energy production facility, situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd.

Kendall Riley/Brent Billingsley

Item Action: Disapproved (5-2)

Applicant was asked to consider amending stipulations to include a 6' CMU wall around the entire facility as well as relocation of the BESS location relative to the site.

Member Keller made a motion to go to executive-session to conference on the proposed changes. Member Hartman seconds. Executive-session lasted approx. 10 min .

Motion to deny PZ-017-24 was made by Member Lizarraga. Member Mooney seconds. Motion was passed for disapproval 5-2.

- B. **PZ-PD-011-24 – PUBLIC HEARING/ACTION:** Gregory C. and Lorelee Wuertz Family Trust owner, W. Ralph Pew, Pew & Lake PCL, applicant, requesting approval of a 160± acres **Planned Area Development (PAD) Overlay District** consistent with case PZ-017-24 (160± acres); situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd.

Kendall Riley/Brent Billingsley

Item Action: Disapproved (7-0)

Member Pranzo motioned to deny, Member Mooney Seconds, Item Disapproved (7-0)

- C. **PZ-PD-015-24 – PUBLIC HEARING/ACTION:** Kristine Gay, RVi Planning (applicant/agent), on behalf of landowner – Queen Creek Senior Living LLC, is requesting a Major Planned Area Development (PAD) amendment to existing amended PAD (PZ-038-21/PZ-PD-038-21) according to Section 2.176.260 of the Pinal County Development Services Code, to revise Stipulation # 18 of Ordinance No. 2022-PZPD-038-21, from “The building/s on site shall not exceed one story and 36’ in height for architectural embellishments”, to “The building/s on site shall not exceed two stories and 36’ in height for architectural embellishments” in order to allow a partially 2-story building on approximate 5.93-acre property in Community Commercial Zoning District (C-2) located within SW corner of SE ¼ of Section 29, Township 02S, Rang 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-22-6830, at E Combs Road and N Encanterra Drive in San Tan Valley area, in the unincorporated Pinal County, AZ.

Valentyn Panchenko/Brent Billingsley

Item Action: Approved (7-0)

Motion to include a 17th stipulation (All roof mounted equipment to be screened from public view).

Member Mooney motioned to approve with added stipulation, Member Lizarraga Seconds, Item Approved (7-0).

- D. **PZ-016-24 - PUBLIC HEARING/ACTION:** Melissa Richards, Arizona Quality RV and Boat Storage LLC, landowner and applicant requesting approval of a rezoning of 2.84± acres from General Rural (GR) Zone to General Commercial (C-3) Zoning District to allow for development of a RV and Boat Storage Facility, Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

Patrick Zaia-Roberts/Brent Billingsley

Item Action: Approved (7-0)

Member Keller motioned to approve, Member Mooney Seconds, Item Approved (7-0).

(3) CALL TO THE COMMISSION (DISCUSSION ITEM)

A. CALL TO THE COMMISSION (DISCUSSION ITEM)