

**Superior Planning and Zoning Commission
Planning & Zoning Public Hearing**

Wednesday, August 11, 2010

6:00 p.m.

Superior Senior Center

360 W Main Street

Superior, AZ 85173

MINUTES

A. Call to Order

Chairperson Matt Mashaw called the meeting to order at 6:04 p.m.

B. Pledge of Allegiance

Chairperson Matt Mashaw led the commission and staff in Pledge of Allegiance

C. Roll Call

Members in attendance:

Chairperson: Matthew "Matt" Mashaw

Vice Chairperson: Joy Eveland

Member: Gina Lopez

Carl "Bill" Vogler

Karen Afdahl

Judah Nelson

Pam Dalton-Rabago excused herself due to possible conflict of interest

D. Public Hearing at 6:06 p.m.

Vice Chairperson Joy Eveland made the motion to go into public hearing.

Carl "Bill" Vogler seconded the motion.

The motion passed unanimously.

Deputy Town Manager/Chief of Police Lou Digirolamo explained to commission the request for approval for text amendment to the Industrial Lot zoning to allow for Commercial.

Introduce Nick Bernowski from Willdan Engineer to explain further the text amendment to the Zoning Ordinance.

Nick Bernowski explained how they looked at the General Plan Update and the Zoning Ordinance for the text amendment.

Current designation is two zonings for Industrial I-1 and I-2.

Nick stated that SEC 9.3 PROHIBITED USES [Article 9 pg 4 of existing Zoning Code] He explained how the requested modification relates to the inclusion and/or restriction of commercial activities in Industrial Districts, specifically Section 9.2(A) uses subject to conditional use permit and Item 2 in Section 9.3 prohibited uses.

The text amendment change would add an item #11 to Section 9.2(A) to read:

11. All commercial uses proposed within an Industrial District.

The second text amendment would completely delete Item 2 in Section 9.3 prohibited uses that reads:

"2. All uses that are otherwise allowed within the commercial zoning districts."

Nick stated that the text amendments to the Zoning Ordinance would comply with the Amended Town of Superior General Plan (2/19/2010)

The Industrial Park designation purpose is summarized as follow:

...Retail and wholesale activity are in no way prohibited from locating in the Industrial Park

designation; however, the preferred use is for industrial use, light manufacturing and business park development. The proposed text amendments would allow commercial uses in the Industrial Park only through the Conditional Use Permit Process.

Joy Eveland brought up that the P & Z Commission had already went through the zoning ordinances' to update and make changes and did make some changes in the articles and how they need to continue the workshops.

Chairperson Mashaw: Call to Public

No statements or comments from public

Vice Chairperson Joy Eveland made the motion to close public hearing at 6:14 p.m.

Karen Afdahl seconded the motion

The motion passed unanimously.

E. Gina Lopez made motion to Approve Text Amendment to the Industrial Lot Zoning to allow for Commercial

Vice Chairperson Joy Eveland seconded the motion.

The motion passed unanimously.

Chairperson Matt Mashaw asked if P & Z Commission could start meetings again and finish up on the Zoning Ordinances

Deputy Town Manager/Chief of Police Lou Digirolamo stated that it is in the code for the second Thursday of every month.

Joy Eveland stated they need to get the workshops going again.

Karen Afdahl asked how to put things on the Agenda?

Deputy Town Manager/Chief of Police advised P & Z Commission wanting to put items on the Agenda should contact the Chairperson Matt Mashaw individually and not discuss with other members. All information collected by the Chairperson should then go to the Zoning Administrator.

F. Adjournment

Vice Chairperson Joy Eveland made the motion to Adjourn.

Karen Afdahl seconded the motion.

The motion passed unanimouly.

The meeting adjourned at 6:19 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Commission the Town Of Superior held on the 11th day of August 2010. I further certify that the Public Hearing was duly called and held and that a quorum was present.

Rebecca Brothers _____

Rebecca Brothers

Building & Safety Director