

AGENDA ITEM \_\_\_\_\_  
DATE \_\_\_\_\_

Regular Meeting  
January 7, 2016

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE  
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,  
JANUARY 7, 2016 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT  
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,  
ARIZONA.**

**I. Call to Order/Pledge:**

Chairman Henderson called the meeting to order at 6:00 p.m.

**II. Roll Call:**

**Members Present:**

Chairman Mike Henderson  
Member Ruth Lynch  
Member Fred Tucker  
Member Stephen Gentzkow  
Member Mikel McBride

**Absent:**

Vice-Chairman David Benedict

**City Staff Present:**

Paul Tice, Planning and Development Director  
Laura Blakeman, Planner  
Linda Harris, Administrative Assistant  
Duane Eitel, Traffic Engineer  
Mark Graffius, Assistant City Attorney  
Mark Murphy, Fire Inspector

**III. Approval of Minutes:**

December 3, 2015

Member Lynch moved to approve the minutes dated December 3, 2015, Member McBride seconded, a voice call vote was called, and all were in favor

**IV. Elections:**

Chair

## Vice-Chair

Chairman Henderson moved the nominations to the end of new business.

### **V. Changes to the Agenda:**

Director Tice stated that DSA-15-00070 has been removed from the agenda as staff reviewed it and determined that there are no existing modifications to site that would require a Minor Site Plan. Staff has administratively withdrawn the Minor Site Plan request and only the Conditional Use Permit request will be presented.

### **VI. New Business:**

Request by Annette Collins, for the following land use approval on a B-2 zoned 5 acre site located at 241 W. Cottonwood Lane.

#### **1. DSA-15-00071: Conditional Use Permit for Ready Set Grow Day Care Center. (Planner Laura Blakeman)**

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mrs. Blakeman stated that the Conditional Use Permit is for the Ready Set Grow Day Care. The site is located south of Cottonwood Lane and east of Pinal Avenue within an existing site. The proposed request is for the existing day care center that is located in the southern most portions of the buildings within the site and the need for the Conditional Use Permit is due to the relocation of the 5 year old children into building north of the courtyard area. The location of the site is 241 W. Cottonwood Lane. The site is zoned B-2 General Business and day care centers are conditionally permitted in a B-2 zone. Mrs. Blakeman stated that in researching the site, staff did not find a prior Conditional Use Permit approval for the existing day care facility. Accordingly, this Conditional Use Permit request is for the existing day care and the expansion area. The day care currently houses infants to five year olds. The current area for the five year olds will become the lunchroom and kitchen. The expansion of the day care center into existing building to the north will house the five year old children. With this location, the children will be able to travel within the site because the site is entirely enclosed by a fence and there is sidewalk connectivity from the new five year old building area to the courtyard to the building to the south, the kitchen and lunchroom area, and the playground area. Mrs. Blakeman stated that currently the day care center is licensed with the state for 139 children. They are proposing to add an additional 27 children which will bring their licensed capacity with the state to 166. Due to the city building code occupancy they are limited to 164 occupants, which include children and staff on site at any time. Mrs. Blakeman overviewed the review criteria for the Conditional Use Permit which has been addressed in the staff report and all criteria have been met. Mrs. Blakeman stated that staff received a letter from a nearby property owner on Park Ave. who was concerned about potential noise from the play area. Mrs. Blakeman explained that the play area is located 250 feet from her residence. Staff has visited site several times and has not found any noise impact from the existing day care center to the properties located on Park Ave. Mrs. Blakeman stated that due to building code requirements related to the occupancy, staff has added

as a condition of approval that the proposed use shall be limited to 164 occupants, including children and staff. A request to exceed that number shall require a new conditional use permit be approved.

Mrs. Blakeman stated that staff recommends the Planning Commission approve the Conditional Use Permit and associated Resolution for Ready Set Grow Day Care with the revised conditions and technical modifications as stated in the staff report.

Member Gentzkow questioned if infants are counted as an occupant for the outdoor play area and if they require additional staff to take care of them which would reduce the number of other revenue producing children. He questioned how the building occupancy for an infant is determined.

Mrs. Blakeman replied this is a building code occupancy requirement and she was not familiar with how infants are calculated.

Director Tice addressed Member Gentzkow's concerns. He stated that infants are included in outdoor play area calculations. As far as occupancy of the building, he asked Mark Murphy, Fire Inspector to address the question.

Mr. Murphy replied that the building occupancy for infants is calculated the same way as it is for children.

Director Tice explained that he believes that there is a ratio of caregivers per infants but it would be a state requirement and not a city requirement and the applicant could address question.

Member Lynch commented that the staff report shows that currently the day care center has 121 enrolled with a maximum of 104 children attending daily. She questioned the discrepancy between the stated numbers of children enrolled not to exceed a certain amount on a daily basis. She stated she was surprised in the discrepancy between the two numbers.

Mrs. Blakeman replied that the numbers fluctuate and she will ask the applicant to address her question.

Chairman Henderson asked Mrs. Blakeman if she has contacted the N. Park Ave. property owner regarding her concerns.

Mrs. Blakeman replied that she spoke to the property owner.

Chairman Henderson made a call for the applicant to come forward.

Annette Collins, 8815 W. Peoria Avenue #11, Peoria AZ 85245 came to podium to address commission. She explained that they have students that are DES approved and subsidized by the state. If the parent only works two or three days a week, their

child can only attend on those days. This accounts for the difference in the number of students they have on a daily basis.

Chairman Henderson made a call to the public

Member Lynch made a motion to approve Resolution DSA-15-00071, Conditional Use Permit for the Ready Set Day Care Center, with the conditions and technical Modifications as stated below:

Conditions:

1. The proposed use shall be limited to 164 students (including staff). A request to exceed that number shall require a new conditional use permit be approved.
2. A minimum of seventy-five square feet of outdoor play space per child shall be provided, from which at least fifty square feet of fenced-in play space per child shall be provided. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space;
3. At least two hundred fifty square feet of lot area per child shall be provided;

Technical Modifications to the site plan:

1. Provide the height of the existing fence surrounding the playground area.
2. Provide the calculation of required and provided outdoor play area per City Code 17.24.120F1.a.
3. Under the "Area Calculations", CG IBC, provide correct square footage.
4. Correct square footage discrepancy between the "Use Occupancy Class E - Educational 5 YO", and the square footage for the 5-year old building on the site plan.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member McBride	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Chairman Henderson	Aye

The motion passed 5 – 0.

## **VII. Elections:**

Chairman Henderson called for nomination for Chairperson. Member Lynch nominated

Chairman Henderson as Chairperson, Member Tucker seconded the motion; there were no further nominations. Chairman Henderson closed the nominations. Chairman Henderson called for Aye's for Mike Henderson as Chairperson, all present stated Aye, motion passed 4-0. Mike Henderson was elected as the Planning and Zoning Chairman until January 2017.

Chairman Henderson called for nomination for Vice-Chairman. Member McBride nominated David Benedict as Vice-Chairman, Member Tucker seconded the motion; there were no further nominations. Chairman Henderson closed the nominations. Chairman Henderson called for Aye's for David Benedict as Vice-Chairperson, all present stated Aye, motion passed 5-0. David Benedict was elected as the Planning and Zoning Vice-Chairman until January 2017.

**VIII. Call to the Public:**

There were no comments received from the public.

**IX. Reports by Officers:**

**A. Minor Site Plans Administratively Approved:**

**1. DSA-15-00136: Minor Site Plan – Pep Boys, 930 E. Florence Boulevard, request for the following minor site revisions:**

- Remove existing roof tile and framing and expose existing C.M.U. walls.
- New stucco system over existing C.M.U. walls.
- New foam and stucco pop out fascia located at the top of parapet around the building.
- Stone veneer and molding added to the columns on the front facade.

Approved December 15, 2015, Planner: Laura Blakeman

Director Tice briefed the Commission on the above project

**B. Board of Adjustment Decisions:**

N/A

**C. Monthly Development Center Reports.**

The monthly reports were distributed.

Director Tice stated that Member Zalewski resigned as commission member. Staff is currently recruiting for one additional member. The applications are due by January 19, 2016.

Director Tice stated that information was given to the members regarding the APA National Conference which will be held in Phoenix on April 2-5, 2016. He explained that staff budgeted for four commission members to attend and would like the members to let him know by the end of the month if any of them are interested in attending the

conference.

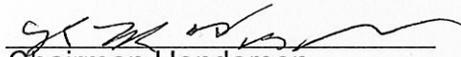
**X. Adjournment:**

Member Gentzkow motioned for adjournment, a voice call vote was called and all were in favor.

Chairman Henderson called for adjournment at 6:31 p.m.

Submitted this **21<sup>st</sup> day of January 2016** by Linda Harris, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 16<sup>th</sup> day of Feb, 2016, by the Casa Grande Planning & Zoning Commission.

  
Chairman Henderson