

**Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173
PLANNING AND ZONING COMMITTEE
Wednesday, July 3, 2019 6:00 P.M.**

MINUTES

CALL TO ORDER

Meeting was called to order at 6:00 PM by Matt Mashaw, Chairperson.

PLEDGE OF ALLEGIANCE

Matt Mashaw led everyone present in the Pledge of Allegiance.

INVOCATION

Matt Mashaw gave the Invocation.

ROLL CALL

Chairperson	Matt Mashaw	Present
Vice Chairperson	Joy Eveland	Present
Commissioner	Henry Munoz	Present
Commissioner	Hank Gutierrez	Present
Commissioner	Sherry Figdore	Present
Commissioner	David Gunn	Present
Commissioner	Jesse Garcia	Absent

CONSENT AGENDA:

Approval of June 6, 2019 Regular Agenda Minutes.

Motion to approve the June 6, 2019 Agenda Minutes made by Commissioner Gutierrez, second by Commissioner Eveland, Motion Carries.

AYES -5 Commissioners: Mashaw, Eveland, Gutierrez, Figdore

NOES – 1 Commissioner – Munoz

ABSENT – Commissioners: Gunn (left meeting briefly), Garcia

NEW BUSINESS:

1. Public Hearing, Discussion/Possible Approval of Resolution 2019-04, A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL APPROVE THE ABANDONMENT OF ROADWAY PORTION ON NEARY AVENUE.

Chairperson Mashaw opens the Public Hearing.

Mr. Gutierrez questioned that the cul de sac was a hammerhead.

Mr. Pryor stated yes, that it has enough of a turn out for a Fire Truck

Cecilia Delgado Lopez, Neary Avenue, concerns were about drainage. The rain water drains on her side of the street and it comes down the street onto Main St. Where is the water going

to drain? The wall would affect the way the water runs down the street.

Mr. Pryor stated the wall is not going past the sidewalk. The Engineers have viewed this and there is sufficient drainage This shouldn't be a problem.

Pam Rabago asked if the water was going to go towards her house?

Mr. Pryor stated the 10 ft. wall diverts the water to the drainage channel. Ms. Lopez's house is above that. The existing slope directs the water to the channel on Main St.

Ms. Lopez stated that she talked to her neighbors about the 10 ft. wall and they commented it was too high. Not happy. Personally she would like it lowered. She loves where she lives and sits on her porch. She loves to view Main St. She bought the house for its location. She likes watching activity on Main St – cars, people at the park, hearing music.

Ms Figdore sympathized with Ms. Lopez. Asked her if the music didn't bother her.

Ms. Lopez stated she has never complained. Loves the music and people.

Mr. Munoz stated that he has helped out with the Apache Leap Mining Festival for 15-16 years and Ms. Lopez has been inconvenienced with cars and has never complained.

Mr. Pryor stated they could lower the stage to 6 ft.

Chairperson Mashaw closed Public Hearing, then opened it backup for more Public comments.

Mrs. Mary Encinas commented it would block the views.

Mr. Pryor stated that the concept is to make a walkable down-town. It is an important issue to build up downtown and make it a pleasant place. We have been working on this for 1 ½ years.

Mr. Munoz asked if the neighbors had been contacted? The Ortega, Villarreal and Martinez families.

Anthony Huerta, Public Works Supervisor, stated that he was trying his best to notify residents and make them aware of this project. He doesn't know everybody.

Sylvia Barrett commented about checking Pinal County Tax Records for owners addresses.

Pam Rabago stated mailing should have gone out. An attempt to the address known. Property owners from Lobb to Kellner should have been involved.

Mr. Pryor stated posting not required for abandonment.

Mr. Munoz stated asked about contacting the property owners. Its no that hard to ask around for property owners. Could have asked staff for help. Give people advanced notice about street closure.

Mr. Huerta stated it is a Town decision to close the property. Not my decision. We would have needed more time to contact property owners.

Mr. Gutierrez questioned, it is not required for notification for abandonment?

Mr Pryor stated no requirement for design review. We are communicating with public on what we want to do.

CHAIRPERSON MASHAW CLOSED THE PUBLIC HEARING.

Motion to approve Resolution 2019-14, A Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council approve the Abandonment of Roadway Portion on Neary Avenue made by Commissioner Gutierrez, second by Commissioner Figdore, Motion Carries.

AYES – 5 Commissioners: Mashaw, Eveland, Gutierrez, Figdore, Gunn

NOES – 1 Commissioner: Munoz (He stated it's a real good project, but mere fact that some property owners not notified)

ABSENT 1 Commissioner Garcia

2. Public Hearing/Discussion/Possible Approval of Resolution 2019-05, A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL APPROVES THE BESICH PARK IMPROVEMENTS AND IMPROVEMENT PLAN.

Mr. Mashaw opened Public Hearing:

Mr. Gunn stated the Design process should include citizens.

Mr. Pryor states Ms. Lopez has met with Town Manager and Town Engineer. There was discussion to lower wall to 6 feet.

Mr. Gutierrez asked about time frame..

Per Mr. Pryor the funding is tied to CDBG funding. We have one year left. The construction time line is six months to one year.

Steve Holmquist, 231 N. Magma, Superior, AZ. Question was from ground level how tall is the stage? He was told 36 inches from ground level. He also suggested that a 10 ft. wall would be need for better acousitic purposes and the quality of sound. Need something tall enough for sound to bounce off. To project sound in front of you.

Pam Rabago stated designer/engineer could be creative. Fill in wall for period needed. All the county is concerned is that it's done right. County has cost issue. Stated that Pinal County doesn't care who builds it just as long as the drawings and permits are done and that it's done right. She was questioning fact that it is on Main Street and Commercial and she had to get a licensed contractor, engineers. Maybe Town should reconsider private people having to do it.

Robert Cervantes also stated a 10 ft. wall is needed. We need to think of community as a whole. A 6 foot wall isn't going to cut it. He also asked to take into consideration Ms. Lopez and come up with a solution to help her out. Perhaps building her a porch. Said he could raise money and get volunteers. Just an idea.

Mr. Pryor told Mr. Cervantes this was an honorable solution, but the Town can't give gifts. Town cannot be involved.

Per Mr. Pryor, this is just a design review. Doesn't consider individual design elements. Mr. Mashaw closed the Public Hearing.

Motion to Approve Resolution 2019-05, a Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council approves the Besich Park Improvements and Improvement Plan based on current design made by Commissioner Gutierrez, second by Commissioner Figdore, Motion Carries.

AYES – 5 Commissioners: Mashaw, Eveland, Gutierrez, Figdore, Gunn

NOES – 1 Commissioner: Munoz (commented it's a great project. Until we hear on design reviews and input from the Town Council, won't vote on 10 ft. wall)

ABSENT 1 Commissioner Garcia

ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Eveland, second by Commissioner Gutierrez, motion carries. Meeting adjourns at 7:39 PM.


AYES – 6 Commissioners: Mashaw, Eveland, Gutierrez, Figdore, Gunn, Munoz

NOES – 0

ABSENT 1 Commissioner Garcia



Matt Mashaw, P & Z Chairperson

ATTEST:


Ruby Cervantes, Town Clerk