

TOWN OF FLORENCE PLANNING AND ZONING COMMISSION ACTION MINUTES

REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, JANUARY 15, 2015 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

Vice-Chair Putrick called the meeting to order at 6:00 pm.

2. ROLL CALL:

Present: Vice-Chair Putrick, Commissioner Petty, Commissioner Pranzo, Commissioner Fenstermaker.

Absent: Commissioner Garcia

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on December 18, 2014.

On motion of Commissioner Pranzo, seconded by Commissioner Petty, and carried to approve the regular meeting conducted on December 18, 2014.

5. ELECTION FOR PLANNING AND ZONING COMMISSION CHAIRMAN

Elections were postponed to the next scheduled Planning and Zoning Commission Meeting.

6. NEW BUSINESS

**A. CASE PZC-06-15-INF
INFILL INCENTIVE PLAN**

PRESENTATION/DISCUSSION/RECOMMENDATION of a request by the Town of Florence on the behalf of the Parcel Owner to utilize the Town Core Infill Incentive Plan to approve the following deviations from Town Codes on Pinal County Assessor Parcel Number 202-07-0890:

- The two existing homes on the Single-Family Residential (R1-6) zoned parcel shall be considered a permissible and legal use;
- Each of the two homes shall be permitted to have their own (separate) connections for utilities (electricity, water, sewer, etc.); and
- Existing nonconformities related to lot size and setbacks shall be grandfathered, subject to meeting applicable building and fire codes.

On motion of Commissioner Petty, seconded by Commissioner Pranzo, and carried to forward a favorable recommendation to Town Council.

B. WORK SESSION/PRESENTATION REGARDING ANTHEM AT MERRILL RANCH COMMUNITY AS AN UPDATE ON DEVELOPMENT ACTIVITIES FROM PULTE GROUP, INC.

**C. CASE PZC-08-15-DR
ANTHEM AT MERRILL RANCH 3500 SERIES**

PRESENTATION/APPROVAL/DISAPPROVAL an application for Design Review for Pulte Group, Inc./Anthem at Merrill Ranch Parkside located at Hunt Highway and Merrill Ranch Parkway Florence, Arizona.

On motion of Commissioner Petty, seconded by Commissioner Pranzo, and carried to approve a Design Review application for Pulte Group, Inc. Anthem at Merrill Ranch 3500 Series.

**D. CASE PZC-03-15-PP
ANTHEM AT MERRILL RANCH UNIT 53**

PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Merrill Ranch Unit 53 submitted by Pulte Group, Inc. The subject site is approximately 41 acres in size and is located south of Merrill Ranch Parkway and west of Felix Road, Florence, Arizona 85132.

On motion of Commissioner Petty, seconded by Commissioner Garcia, and carried to approve a Preliminary Plat application for Anthem at Merrill Ranch.

7. CALL TO THE PUBLIC/ COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

8. CALL TO THE COMMISSION

9. ADJOURNMENT

The meeting was adjourned at 7:24 pm.

Posted on this 20th day of January, 2015 by Maria Hernandez,
Deputy Town Clerk at www.florenceaz.gov website.