

**TOWN OF FLORENCE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING ACTION MINUTES**

**ACTION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE MEETING HELD ON THURSDAY, DECEMBER 4, 2025, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER:**

**Chair Frost called the meeting to order at 6:00 PM.**

**ROLL CALL:**

<b>Chairman Frost</b>	<b>Present</b>
<b>Vice-Chair DeRosa</b>	<b>Present</b>
<b>Commissioner Proulx</b>	<b>Present</b>
<b>Commissioner Leaman</b>	<b>Present</b>
<b>Commissioner Wooley</b>	<b>Present (Virtually)</b>

**Note: Council Liaison Adam was present.**

**Staff: Maricella Benitez, AJ Monroe, and virtually, Town Attorney Robert Wingo.**

**PLEDGE OF ALLEGIANCE:**

**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. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

**MINUTES**

**A. APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL** of the minutes from the Regular Meeting held on November 6, 2025.

**On a motion by Commissioner Proulx, seconded by Vice-Chair DeRosa, carried by a 5-0 vote, to approve the Regular Meeting Minutes held on November 6, 2025.**

**OLD BUSINESS**

**A. PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS** for the MDI Rock Project request to rezone the properties

located at 7309 W. Arizona Farms Rd., Florence, AZ, 85132 (APNS 200-24-001M, 200-24-001G, 200-24-001F) from Planned Unit Development (PUD) to Light Industrial (LI) (PZ-25-73).

**On a motion by Vice-Chair DeRosa, seconded by Commissioner Proulx, carried by a 5-0 vote, to forward a recommendation of approval to the Town Council for the proposed Rezone located at 7309 W. Arizona Farms Rd., Florence, AZ, 85132 (APNS 200-24-001M, 200-24-001G, and 200-24-001F) for the MDI Rock Project (PZ-25-73), with the following conditions from Staff and the applicant:**

- 1. This development shall comply with all applicable regulations within the Town of Florence, including but not limited to Chapter 150.064 Light Industrial (LI) of the Town's Code.**
- 2. The Developer/Owner of the subject property agrees to waive claims for diminution in value pursuant to Proposition 207 (A.R.S. §12-1134) by executing an agreement in form and substance acceptable to the Florence Town Attorney.**
- 3. The crushing of granite shall be prohibited on the Property.**
- 4. The site will incorporate perimeter screening and landscaping which exceeds the Town of Florence standards along Arizona Farms Road and seeks to mitigate the Property's impact on surrounding planned residential development, as approved by the Town of Florence.**
- 5. Use of the green waste chipper and crusher shall be limited to a maximum of 140 hours per year and restricted to being used between the hours of 9 am and 3 pm and only Monday through Friday.**
- 6. Rock product piles shall be limited to 12 feet in height.**
- 7. The chipper and crusher shall not be operated within 90 feet from any property boundary and 120 feet from any public street, as approved by the Town of Florence.**
- 8. A 75-foot half-street public right-of-way dedication shall be provided for the property frontage along Arizona Farms Road, as approved by the Town of Florence.**
- 9. The site plan layout shall provide the ability for trucks to circulate around the site without the need for backing.**
- 10. A Traffic Impact Analysis shall be performed prior to issuance of a Building Permit for the site. Installation of a right-turn lane into the site will be required if the right-turn lane warrant is met, as determined by the Town of Florence. Installation of a left-turn lane into the site will be required if the left-turn lane warrant is met, as determined by the Town of Florence.**

**DIRECTOR'S REPORT:**

- A. Development Update**

**CALL TO THE COMMISSION- CURRENT EVENTS ONLY:**

**ADJOURNMENT:**

**On a motion by Vice-Chair DeRosa, seconded by Commissioner Leaman, carried by a 5-0 vote, to adjourn the meeting at 7:32 PM.**

**Posted this 5th day of December 2025, on the Town of Florence website at [www.florenceaz.gov](http://www.florenceaz.gov)  
by Patricia Buchanan, Deputy Town Clerk.**