

**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, NOVEMBER 6, 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:

Chairman Frost	Present
Vice-Chair DeRosa	Present
Commissioner Proulx	Absent
Commissioner Leaman	Present
Commissioner Wooley	Present (Virtually)

Note: Council Liaison Adam was present.

Staff: AJ Monroe, Bruce Walls, and Attorney Cooper.

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 October 2, 2025.

On a motion by Commissioner Leaman, seconded by Chair Frost, carried by a 3-0 vote, Vice-Chair DeRosa abstained, to approve the Regular Meeting Minutes held on October 2, 2025.

NEW BUSINESS

A. INFORMATION on the change of dates for the public hearings 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).

- B. PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS** for a request to rezone the property APN 202-10-0030 Florence, AZ, located south of Adamsville Road and east of the Centennial Park Avenue alignment, from Single Family Ranchette (R1-R) to Single Family Residential (R1-18) (PLZ-25-0002).

On a motion by Vice-Chair DeRosa, seconded by Commissioner Leaman, carried by a 3 -1 vote with Commissioner Wooley opposed, to forward a recommendation of approval to the Town Council for the proposed rezone of the property APN 202-10-0030 Florence, AZ, from Single Family Ranchette (R1-R) to Single Family Residential (R1-18) (PLZ-25-0002), with the following conditions:

- 1. This development shall comply with all applicable regulations within the Town of Florence, including but not limited to Chapter 150.053 Single-family Residential (R1-18) 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.**

- C. PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL** for the amendments to the Town of Florence Code of Ordinances Chapter 150: Development Code, updating Title XV into conformance with certain State and Federal Laws.

On a motion by Vice-Chair DeRosa, seconded by Commissioner Wooley, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the amendments to the Town of Florence Code of Ordinances Chapter 150: Development Code, updating Title XV into conformance with certain State and Federal Laws.

- D. PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS** for a request to rezone the property located between the northern bank of the Gila River and generally south of Hunt Hwy and the North Side Canal, and approximately ½ mile west of Pinal Parkway. The proposed project is requesting a rezone from a combination of Planned Unit Development (PUD) and Rural Agricultural (RA-10) to Heavy Industrial (HI) (PLZ-25-0001).

On a motion by Commissioner Wooley, seconded by Commissioner Leaman, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the proposed rezone from a combination of Planned Unit Development (PUD) and Rural Agricultural (RA-10) to Heavy Industrial (HI) (PLZ-25-0001), with the following conditions:

1. This development shall comply with all applicable regulations within the Town of Florence, including but not limited to Chapter 150.053 Heavy Industrial (HI) 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.

E. PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS for a Conditional Use Permit for mining activities at the Rankin Mining Project located between the northern bank of the Gila River and generally south of Hunt Hwy and the North Side Canal, and approximately ½ mile west of Pinal Parkway (PZ-25-37).

On a motion by Commissioner Leaman, seconded by Vice-Chair DeRosa, carried by a 4 -0 vote, to forward a recommendation of approval to the Town Council for the proposed Conditional Use Permit for mining activities at the Rankin Mining Project (PZ-25-37), with the following conditions:

1. The development of the subject site shall be in conformance with any applicable Town Codes, Ordinances, Building Codes, Fire Codes, and engineering requirements.
2. The development must receive Design Review approval prior to issuance of building permit(s). "At-Risk" grading permits may be issued prior to Design Review approval.
3. The subject building shall meet all Building Occupancy requirements for this use in accordance with the Town's prevailing building and fire codes, as determined by the Town Building Official.
4. No Conditional Use approval shall be final until all conditions imposed have been met.
5. This Conditional Use Permit may be revoked by the Town of Florence and become null and void if the conditions of approval are not met.
6. All the special conditions shall constitute restrictions that run with the land and that shall be binding upon the owner of the land, successors, or assigns.
7. The special conditions imposed by the Planning and Zoning Commission and/or Council shall be consented to in writing by the applicant prior to issuance of a conditional use permit.

8. The resolution of the Council granting the application together with all consent forms, shall be recorded by the Recorder of the county.

9. Any additional conditions deemed necessary by the Planning and Zoning Commission.

OLD BUSINESS

A. DISCUSSION / RECOMMENDATION OF APPROVAL to the Town Council to change the Planning and Zoning Commission Meeting from the first and third Thursday of each month to the third Thursday of each month.

On a motion by Vice-Chair DeRosa, seconded by Commissioner Wooley, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council to change the Planning and Zoning Commission Meeting from the first and third Thursday of each month to the third Thursday of each month.

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 4-0 vote, to adjourn the meeting at 7:20 PM.

Posted this 13th day of November 2025, on the Town of Florence website at www.florenceaz.gov by Patricia Buchanan, Deputy Town Clerk.