

**BOARD OF ADJUSTMENT MINUTES
CITY OF PEORIA, ARIZONA
POINT OF VIEW CONFERENCE ROOM
SEPTEMBER 13, 2011**

A **Regular Meeting** of the Board of Adjustment of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 5:42 p.m.

Members Present: Chairman Brandon Squire, Vice Chairman Leonard Spraker, and Board Member Russ Conway.

Members Absent: Board Members Kevin Kadlec, Karen McDaniel, and Alternate Shelby Duplessis.

Others Present: Shawn Kreuzwiesner – Engineering Planning Manager, Michael Dynes - Assistant City Prosecutor, Rob Gubser – Interim Principal Planner, Adam Pruett – Senior Planner, and Bev Parcels - Planning Assistant.

Opening Statement: None

Final call for speaker request forms.

Audience: Two

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “**C**” are considered to be routine by the Board of Adjustment, and were enacted by one motion

1C DISPOSITION OF ABSENCE: Discussion and possible action to approve/excuse the absence of Chairman Brandon Squire, Board Member Kevin Kadlec, and alternate Shelby Duplessis from the December 14, 2010 meeting.

2C MINUTES: Discussion and possible action to approve the minutes of the Regular Meeting held December 14, 2010.

Board Action: Board Member Conway moved to approve the Consent Agenda. The motion was seconded by Vice Chairman Spraker and upon vote, the motion carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION

- 3R** **ELECTION OF OFFICERS:** Discussion and possible action to elect new officers or retain the current officers for 2011 including Chairman and Vice-Chairman.

BOARD ACTION: Board member Conway moved to retain the current officers for the remainder of 2011. Vice Chairman Spraker seconded the motion and upon vote, carried unanimously.

- 4R** **PUBLIC HEARING:** RE: Variance from required building setbacks from the west property line.

PUBLIC HEARING – V11-0001: Evergreen Devco, Inc. on behalf of Quiktrip Corporation requested a variance from *Section 14-9-5.b Limitation on Use: No part of any building, canopy, fuel dispenser, or accessory equipment shall be within 200 feet of any residentially zoned property.* The property is located at the southwest corner of 67th Avenue & Happy Valley Road.

STAFF REPORT: None

BOARD COMMENT: None

PUBLIC COMMENT: None

BOARD ACTION: Due to a potential conflict of interest, Chairman Squire was intending to recuse himself from the hearing of this case. However, since this action would present a lack of quorum, a motion was presented by Vice Chairman Spraker to continue case V11-0001 to a special meeting to be held September 27, 2011. Board Member Conway seconded the motion and upon vote, carried unanimously.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: None

REPORT FROM STAFF: None

REPORT FROM THE BOARD OF ADJUSTMENT: None

ADJOURNMENT: There being no further business to come before the Board of Adjustment, the meeting adjourned at 5:45 p.m.

Brandon Squire, Chair

Date Signed