



MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

Tuesday, July 29, 2025 - 5:30 P.M.
155 N. TEGNER STREET WICKENBURG, ARIZONA 85390

A. CALL TO ORDER – Vice Chair Henson called the meeting to order at 5:42 PM

B. PLEDGE ALLEGIANCE – Led by Member Cowles

C. INVOCATION – Led by Community Development Director Steve Boyle

D. ROLL CALL

Present: Bill Green, Chair (Via Zoom)
Kristi Henson, Vice Chair
Terrence Belieu, Member
Bill Cowles, Alternate Member

Absent: Verne Crissman, Member
Tom Pollei, Member
Darcy Wekell, Member
Connie Jenson, Alternate Member
Art Rubash, Council Liaison

Staff Present: Steve Boyle, Community Development Director
Amy Brown, Town Clerk

E. CALL TO THE PUBLIC – No Response

F. ITEMS OF BUSINESS

1. Consideration and Action to Approve the Minutes of April 29, 2025

MOVED BY Member Belieu to approve the minutes of April 29, 2025

SECONDED BY Member Cowles

VOTE: 4 - 0 (Yes – Chair Green, Members Belieu, Cowles, and Henson)

2. Consideration and Action to Approve a Replacement New Pole Sign Located at 850 East Wickenburg Way for Quality Inn

Steve Boyle, Community Development Director, reported that this item is for a pole sign at Quality Inn located at 850 East Wickenburg Way. Pole signs are only

allowed with the approval of the Planning and Zoning Commission as they are usually prohibited in town. The town prefers ground signs. However, Quality Inn has a current pole sign so they could be considered grandfathered as it has been there for a while. The existing sign is 26 feet tall and they are requesting a replacement sign that will be moved to the other side of their current driveway in the landscaped area.

The reason this is coming is that with the Maverik going in next to them, their current driveway access is being moved over to have a shared driveway where their current sign is located. ADOT only allows one driveway in that area, with Maverik having an ingress and egress access to their location as long as their second driveway is consolidated with the driveway of Quality Inn. There will be a shared driveway with Quality Inn and Maverik due to ADOT's requirements. Maverik will have a monument sign with a maximum height of 8 feet and 32 square feet total.

The current Quality Inn sign is slanted and needs to be replaced as it has the concern of it falling over with a strong monsoon wind. The replacement sign will be also 26 feet in height but will be new and updated. There will not be the reader board on the new sign. The speed limit is 45 miles per hour in that area, so that it is on the verge of needing a pole sign versus a monument sign.

Chair Green stated that Americ Inn came in many years ago with 29 rooms and it is not the Quality Inn. That sign has been there since the previous hotel and with the driveway moving, this is a good time to replace to get a new sign. Community Development Director Boyle stated that Maverik is expected to open in October.

Member Cowles requested a better-looking base on the sign instead of just the black pole to make it more appealing.

Member Belieu stated that this seems to be a non-conforming issue. This is a clean, new sign that would be a good addition to have the old sign replaced. Director Boyle stated that a pole sign can be up to 30 feet, but this sign will match the other sign.

Vice Chair Henson stated that there are only three other pole signs in town at Jones Ford, Denny's and Chevron. With Maverik having a monument sign that is eight feet tall. If Quality Inn doesn't have a pole sign, no one will see another monument sign. She has traveled and stayed at Quality Inns and this sign seems to be their standard sign with their logo.

Manan Kadakia, Quality Inn owner, stated that the town's gateway sign is in front of their building so if they put a monument sign, it would block the view of the gateway sign. This new sign will have a light inside.

Chair Green asked about the possibility of a base around the pole of rock or

other options to make it look better than just a black pole. Mr. Kadakia stated that he isn't opposed to that but he is not an expert on signs and will have to check with the sign company. There is the extension of the wall that will be behind this sign. Director Boyle stated that he can work with the applicant on concept ideas.

MOVED BY Member Belieu to approve the pole sign as presented with an option of enhancements at the base and landscaping since this is the entrance to the town

SECONDED BY Member Cowles

VOTE: 4 - 0 (Yes – Chair Green, Members Belieu, Cowles, and Henson)

G. NEXT MEETING DATE – August 26, 2025 – Member Belieu stated that this will be his last meeting as he is resigning since they are moving to Prescott.

H. ADJOURNMENT

MOVED BY Member Cowles to adjourn at 6:12 PM

SECONDED BY Member Belieu

VOTE: 4 - 0 (Yes – Chair Green, Members Belieu, Cowles, and Henson)

Attest:

Bill Green, Chair

Amy Brown, Town Clerk