

DRAFT

**REGULAR MEETING OF THE PLANNING & ZONING
COMMISSION OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
5:30 PM - TUESDAY, JULY 13, 2021**

Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

Martin Crosby, Chairperson	Skip Ast, Vice Chairperson
Mariane Anderson, Member	Bob Jones, Member - absent
Leonard Gradillas, Member	

City Staff

Jorge Gastelum, Development Services Director, City Engineer
 Jose Macias, Senior Planner / GIS
 Tom Doyle, Economic Development Manager

3. APPROVAL OF MINUTES FROM THE PLANNING & ZONING COMMISSION MEETING HELD ON TUESDAY, JUNE 8, 2021.

Vice Chair Ast moved to approve the minutes from the June 8, 2021, Planning & Zoning Commission meeting; seconded by Commissioner Anderson.

Vote: 3 - 0 Passed

Other: Commissioner Leonard Gradillas (ABSTAIN)

4. CALL TO THE PUBLIC

An opportunity will be provided to members of the public to address the Planning and Zoning Commission on items not scheduled on the agenda that fall under the jurisdiction of the City of El Mirage Planning and Zoning Commission or on items on the agenda for discussion, but not for action. Members of the public shall not exceed a three-minute time period for their comments. At the conclusion of the Call to the Public, individual Commission Members may (1) respond to criticism made by those who have spoken, (2) direct staff to review or follow-up on the matter, and/or (3) direct that the matter be put on a future agenda.

No public comments were received.

5. ACTION ITEMS

Zoning items requiring review and Commission action.

1. An action item for discussion and consideration regarding approval of a Preliminary Plat to split a 4-acre parcel of land into four 1-acre lots for single family housing located at 10800 N. El Mirage Road, El Mirage, AZ 85335 submitted by Ezequiel Mendez.

Macias presented the staff report, stated that staff had reviewed the application and had no objections to the preliminary plat. Francisco Bobadilla from Crux Solutions LLC and the property owner Ezequiel Mendez were present to answer questions from the Commission Members.

Commissioner Vice Chair Ast moved to approve a Preliminary Plat to split a 4-acre parcel of land into four 1-acre lots for single family housing located at 10800 N. El Mirage Road, El Mirage, AZ 85335 submitted by Ezequiel Mendez; seconded by Commissioner Anderson.

Vote: 4 - 0 Passed - Unanimously

2. A Hearing, closure of Public Hearing followed by a discussion and recommendation for a Conditional Use Permit request for a Light Manufacturing Use in an Urban Corridor Zone located at 12420 W. Thunderbird Road, El Mirage, Arizona 85335 submitted by Angel R. Torres.

Crosby opened the Public Hearing, Macias presented the staff report and stated that staff had reviewed the application and no objections to the proposed Light Manufacturing Use in an Urban Corridor zone, but had the following stipulations,

1. The exterior storage yard shall be screened from the public view.
2. Address the Technical Advisory Committee (TAC) Review Comments mentioned in the June 21, 2021, Memorandum
3. The applicant in writing shall consent and add the following stipulations to the site plan:
 - a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the Conditional Use Permit procedure.
 - b. All the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors or assigns.
 - c. All conditions specifically stated under any conditional use listed in Zoning Code Chapter 154 shall apply and be adhered to by the owner of the land, his or her successors or assigns.
 - d. All the special conditions shall be consented to in writing by the applicant.
 - e. The proposed light manufacturing use shall not generate noise, vibrations, and odors that may become a nuisance to the general public.
 - f. No expiration date of the Conditional Use Permit is being proposed by staff; however, failure to meet and maintain these stipulations will result in revoking the Conditional Use Permit.
 - g. Applicant will obtain and maintain a Business License

Angel Torres, the applicant was present to address the Commission questions. After several questions from the Commission, Chair Crosby made a call for public comments. There being none, Crosby closed the Public Hearing and called for additional discussion among the Commission Members or for a vote.

Commissioner Vice Chair Ast moved to approve a Conditional Use Permit request for a Light Manufacturing Use in an Urban Corridor Zone located at 12420 W. Thunderbird Road, El Mirage, Arizona 85335 submitted by Angel R. Torres; seconded by Commissioner Anderson.

Vote: 4 - 0 Passed - Unanimously

6. **NEW BUSINESS**
Administrative items requiring Commission action.

1. Discussion and action to move the Planning & Zoning Commission meeting start time to 6 PM.

Commissioner Vice Chair Ast moved to approve changing the start time for commission meetings to 6:00 pm; seconded by Commissioner Anderson.

Vote: 4 - 0 Passed - Unanimously

2. Appoint replacement Planning & Zoning member of Code review Task Force.

Commissioner Vice Chair Ast nominated Commissioner Gradillas and Commissioner Chair Crosby nominated Commissioners Jones. Mr. Gradillas received three votes and Mr. Jones received one vote.

Commissioner Vice Chair Ast moved to appoint Commissioner Gradillas to the El Mirage Zoning and Land Use Update Task Force Committee; seconded by Commissioner Anderson.

Vote: 4 - 0 Passed - Unanimously

3. Appoint a new Chairperson and Vice Chairperson for Fiscal Year 2021/22.

After discussion the Commission concurred with the reappointment of Chair Crosby and Vice Chair Ast.

7. **DISCUSSION / PRESENTATIONS**

Non-action items for discussion and comment pertaining to Planning and Zoning Commission.

There were no items for discussion.

8. **STAFF REPORT**

The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action.

Community Development Director Jorge Gastelum welcomed the new and re-appointed Commission members.

Economic Development Director Tom Doyle gave an updated report on economic development projects.

Senior Planner Jose Macias provided an update on the new changes to the Commission agenda format, new members, the Rural Area (Dysart Ranchettes) Community Meeting and the August Meeting agenda.

9. **COMMISSIONER COMMENTS**

The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action.

Commission Chair Crosby thanked staff for their hard work and Commission Vice Chair Ast thanked the IT staff for their assistance during the Commission meetings.

10. **ADJOURNMENT**

Commissioner Anderson moved to adjourn the meeting at 6:32 pm; seconded by Commissioner Gradillas.

Vote: 4 - 0 Passed - Unanimously