

DRAFT

**REGULAR MEETING OF THE PLANNING & ZONING
COMMISSION OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
6:00 PM - TUESDAY, SEPTEMBER 14, 2021**

MINUTES

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

Present: Commissioner Chairperson Martin Crosby; Commissioner Vice Chair Skip Ast; Commissioner Bob Jones; Commissioner Mariane Anderson; Commissioner Leonard Gradillas

Attendees: Jorge Gastelum, Development Service Director/City Engineer

Jose A Macias, Senior Planner

Thomas Doyle, Economic Development Manager

Jon Paladini, City Attorney's Office

3. **APPROVAL OF MINUTES FROM THE PLANNING & ZONING COMMISSION MEETING HELD ON Tuesday, August 10, 2021.**

Commissioner Jones moved to approve the minutes from the August 10, 2021, Planning and Zoning Commission Meeting; seconded by Commissioner Anderson.

Vote: 5 - 0 - Unanimously

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. A Public Hearing, closure of public hearing followed by a discussion and action on a Conditional Use Permit application to allow a residential wall to exceed the six (6) foot height limit to eight (8) feet submitted by the Rancho El Mirage Homeowners Association.

Chair Crosby opened the Public Hearing, Macias presented the staff report and stated that staff had no concerns or objections to the proposed wall enhancement to the existing wall but had the following stipulations;

1. The applicant shall submit the following documents when applying for a block wall and/or gate building permit.
 - Application Form
 - Site Plan
 - Engineered wall construction details with a current engineered stamped.
 - Signed “Neighboring Property Owners Authorization Form” by the school district and the owner of the wash parcel.

John Taylor, Rancho El Mirage HOA President was in attendance to address the Commission and Keith Gray, Rancho El Mirage HOA Vice-President attended virtually to assist with questions. After several questions from the Commissioners, Chair Crosby made a call for public comments. Residents Cheryl and Steward Clodfelter, 14929 N. 126th Avenue, had questions for the HOA president. After additional discussion between the Commissioners, HOA President and Vice-President and residents, Chair Crosby closed the public hearing and called for additional discussion among the Commissioners or for a vote. City Attorney Paladini provided guidance to the Commissioners on the item.

Commissioner Vice-Chair Ast, moved to approve the Conditional Use Permit as presented to allow a residential wall to exceed the six (6) foot height limit to eight (8) feet submitted by the Rancho El Mirage Homeowners Association; seconded by Commissioner Anderson.

Vote: 5 - 0 - Unanimously

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

No new business for action.

7. **DISCUSSION / PRESENTATION**
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.

City Engineer Jorge Gastelum mentioned that the Development Services Department status reports are distributed weekly and asked the commissioners to contact his office if they had any questions. Economic Development Manager Tom Doyle gave an update on pending and potential development projects coming to the City. Senior Planner Jose Macias gave an update on current zoning applications and reminded those commissioners on the Zoning and Land Use Update Task Force of upcoming meetings.

9. **COMMISSIONER COMMENTS**

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

Commissioner Gradillas asked for an update on the traffic light construction on Dysart Road and Acoma Avenue and Mr. Gastelum provided an update. Vice-Chair Ast thanked the City Attorney for his attendance and guidance. Commissioner Jones recapped the items from the meeting and thanked staff for their work. Chair Crosby thanked staff for all their work.

10. **ADJOURNMENT**

Vice-Chair Ast moved to adjourn the meeting at 6:44 pm; seconded by Commissioner Anderson.

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