

# 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, NOVEMBER 9, 2021**

**Minutes**

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

Chair Crosby called the meeting to order at 6:00 pm.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES FROM THE PLANNING & ZONING COMMISSION MEETING HELD ON OCTOBER 12, 2021.**

Commissioner Jones moved to approve the minutes from the October 12, 2021, Planning and Zoning Commission Meeting; seconded by Commissioner Anderson.

**Vote:** 5 - 0 Passed - Unanimously

**4. ACTION ITEMS - Zoning items requiring review and Commission action**

1. A Public Hearing, closure of public hearing, followed by a discussion and recommendation on a Conditional Use Permit application for an Exterior Storage Yard and Site Plan Approval for an RV and Mini Storage Use located at the southeast corner of El Mirage Road and Cactus Road submitted by 1784 Capital Holding, LLC.

Chair Crosby opened the Public Hearing.

Senior Planner Jose A Macias presented the staff report to the Commission and stated that City Staff had no objections or concerns regarding the application but had the following stipulations.

The applicant shall consent to the following stipulations in writing by adding them to the site plan.

1. 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.
2. 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.
3. 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.
4. All the special conditions shall be consented to in writing by the applicant.
5. The proposed use and site plan shall not generate noise, vibrations, and odors that may

become a nuisance to the public.

6. 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.

Wendy Riddell from Berry Riddell, LLC and Michelle Bach from EAPC Architects assisted with answering questions from the Commissioners and public. Roberts Resorts Barbara and Scott Roberts, Director of Sales and Pueblo El Mirage resident Sonny Clifton, and El Mirage residents Deborah Flowers, Doug Hood, and Amie Thomas were present for public comment.

There being no further input from the Commissioners, applicants, and public, Chair Crosby closed the public hearing and called for additional discussion among the Commission or for a vote. Commissioner Gradillas stated that he would like to table the item in order for the applicant to provide additional information.

Commissioner Gradillas moved to table the item for further information; seconded by Vice-Chair Ast.

**Vote:** 4 - 1 Passed

NAY: Commissioner Bob Jones

5. **NEW BUSINESS** - Administrative items requiring Commission action.  
No new business for action.
6. **DISCUSSION / PRESENTATION** - Non-action items for discussion and comment pertaining to Planning and Zoning Commission
  1. Review and distribution of 2022 Planning and Zoning Commission meeting dates.  
  
Senior Planner Macias presented the 2022 Planning and Zoning Commission meeting dates for discussion. The Commissioners had no questions or comments.
7. **STAFF REPORT** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action.  
  
Economic Development Manager Tom Doyle gave an update on future developments for 2022. Senior Planner Macias provided information on the December Planning and Zoning Meeting, and informed the Commissioners of the 30-Day Zoning and Land Use Updates review period and approval timeline.
8. **COMMISSIONER COMMENTS** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action  
  
Vice-Chair Ast asked for a copy of the presentation from the 5 pm work session presented by Attorney Jon Paladini.
9. **ADJOURNMENT** - The meeting was adjourned at 7:02 pm.

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Martin Crosby, P&Z Chair

ATTEST:

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Jose Macias, Senior Planner

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, November 9, 2021, and a quorum was present.



Jose Macias, Senior Planner

Jose Macias, Senior Planner