

**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, DECEMBER 14, 2021**

Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chair Ast called the meeting to order at 6:00 pm.

2. ROLL CALL

Martin Crosby, Chairperson (Excused)	Skip Ast, Vice – Chairperson
Mariane Anderson, Member	Bob Jones, Member
Leonard Gradillas, Member	

3. APPROVAL OF PLANNING AND ZONING MINUTES

1. Consideration and action to approve the Planning and Zoning Work Session and Commission meeting held on Tuesday, November 9, 2021.

Commissioner Jones moved to approve the minutes from the November 9, 2021, Planning and Zoning Work Session and Commission meeting; second by Commissioner Anderson.

Vote: 4-0 Passed - Unanimously (Chair Crosby: Excused)

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

1. A discussion and recommendation on a Conditional Use Permit application for an Auto Service Use for an auto collision and glass repair business located at 15385 N Dysart Road, El Mirage, Arizona 85335 submitted by Gerber Collision and Glass.

Vice-Chair opened the Public Hearing.

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

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 Auto Services Use for an auto collision and glass repair shall not generate noise, vibrations, and odors that may become a nuisance to the general public.
6. All work shall be conducted in a completely enclosed building or area.

7. All storing of vehicles shall be kept in a completely enclosed area.
8. Inoperable vehicles shall not be placed or stored within public's view.
9. Applicant shall apply for sign permits as required by zoning code §154.125.
10. The applicant shall apply for and maintained a City business licenses.
11. The applicant shall submit construction design permits for review and approval by the City prior to the issuance of a Certificate of Occupancy.
12. The applicant shall address the Technical Advisory Committee review comments mentioned in the December 1, 2021, memorandum as instructed or with the construction design permit submittal.

William Malik Hammack from Gerber Collision and Glass Repair assisted with answering questions from the Commissioners. There being no further input from the Commissioners, applicant, and the public, Vice-Chair Ast closed the public hearing and called for additional discussion among the Commission or for a vote.

Commissioner Jones moved to recommend approval of the conditional use permit for an auto services use in an urban corridor zone; seconded by commissioner Anderson.

Vote: 4-0 Passed - Unanimously (Chair Crosby, Excused)

2. A continuation of 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.

Wendy Riddell from Berry Riddell, LLC presented the revised site plans and gave an overview of the efforts made to work with the neighbors to find a solution to their concerns. Riddell assisted with answering questions from the Commission. There being no further input from the Commission, applicant and staff, Vice-Chair Ast called for a vote.

Commissioner Jones moved to recommend approval of the conditional use permit and site plan for an RV and Mini Storage use in an urban corridor zone; seconded by Commissioner Anderson.

Vote: 4-0 Passed - Unanimously (Chair Crosby: Excused)

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

No items to discuss.

7. **STAFF REPORT** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action

Development Service Director and City Engineering Jorge Gastelum stated that the weekly report would stop for the next couple of weeks and informed the Commission of the City Code Update TASK Force Meeting. Senior Planner Jose Macias gave an update on current zoning applications and inquiries.

- 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 thanked staff and city attorney for their hard work.

- 9. **ADJOURNMENT**

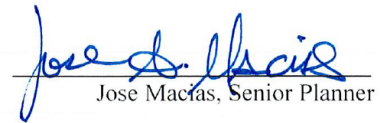
Vice-Chair Ast adjourned the meeting at 6:25 pm.

Martin Crosby, P&Z Chair

ATTEST:

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, December 14, 2021, and a quorum was present.



Jose Macias, Senior Planner