

# DRAFT

**WORK SESSION PLANNING & ZONING  
COMMISSION OF THE CITY OF EL MIRAGE  
EL MIRAGE CITY COUNCIL CHAMBERS  
10000 N. EL MIRAGE ROAD  
5:00 PM - TUESDAY, JUNE 14, 2022**

**Minutes**

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

Absent: Commissioner Leonard Gradillas - Excused

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE - MEETING CALLED TO ORDER AT 5:00 PM**

**2. DISCUSSION / PRESENTATION - Non-action items for discussion and comment pertaining to Planning and Zoning Commission**

1. A discussion regarding a Major General Plan Amendment to the El Mirage 2020 General Plan, case number GPA22-04-01 Agua Fria Commerce Park. (Development Services)

Senior Planner Jose Macias explained the purpose of the work session and introduced Adam Baugh of Whitney Morris, PLC, who is requesting a change in the zoning designation from Agua Fria to Commerce/Industry Park. Mr. Hayes explained the plan for the site, which would become an RV/Boat/Self-Storage facility. Mr. Hayes discussed the benefits of the project, which include low noise, security and a buffer from illegal activity taking place in the area currently. Commissioner Jones asked who would be responsible for extending Cactus Road for the project and Mr. Hayes stated his company would pay all costs related to the road improvements/extension. Commissioner Ast asked if anyone had spoken with the residents in the neighboring area and Mr. Hayes stated they went to many of the homes about two weeks ago to speak with residents. He also stated they had reached out to the management company for the neighborhood and have not yet heard back from them. Commissioner Anderson asked where the illegal activity would move to after the completion of the project and Mr. Hayes stated that although the long-term problem of illegal activity may not be resolved, it would move it to another area further east of the city which would benefit the neighborhood next to the proposed project. Chairman Crosby asked if the project would be surrounded by a block wall and Mr. Hayes stated it would and that there would be security cameras around the perimeter. Chairman Crosby asked for an explanation of the placement of emergency access to the location and Mr. Hayes stated there would be two points of access for emergency personnel to enter. Commissioner Jones asked if there was any information on an online petition being passed around to prevent the project and Mr. Hayes stated he was not aware of a petition and would be happy to speak with any concerned residents about the project. Commissioner Ast asked if an impact study had been done and Mr. Hayes stated no but they could research this for the commission.

**3. ADJOURNMENT - MEETING ADJOURNED AT 5:32 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, June 14, 2022, and a quorum was present.



Wendy Henson, Deputy City Clerk