

# 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, AUGUST 18, 2022**

**Minutes**

Present: Martin Crosby, Commissioner Chairperson; Skip Ast, Commissioner Vice Chair; Bob Jones, Commissioner; Mariane Anderson, Commissioner; Marie Houston, Commissioner; Lupe Amarillas, Commissioner

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE - MEETING CALLED TO ORDER AT 6:10 PM.**
2. **DISCUSSION / PRESENTATION** - Non-action items for discussion and comment pertaining to Planning and Zoning Commission
  1. A Public Hearing, closure of a Public Hearing for information and discussion only on the presentation for a Major Amendment to the El Mirage 2020 General Plan, GPA22-04-01 Agua Fria Commerce Park proposing to change 36 acres of the Agua Fria Planning Area to Commerce/Industry Park located east of the southeast corner of Cactus Road and Main Street in the City of El Mirage. (Development Services)

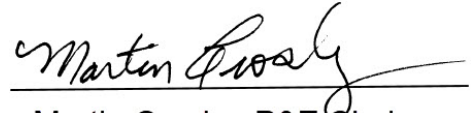
Commission Chairperson Crosby opened the Public Hearing.

Senior Planner Jose Macias presented background information on the proposed General Plan amendment. Applicant Adam Baugh of Whitley Morris, PLC, also provided information on the proposed amendment and discussed meetings that have been held with residents and Home Owners Associations. Resident Michael Manning explained his concerns for the proposed development and how it would affect the neighborhood, residents and local wildlife. Mr. Manning noted traffic concerns, road damage from increased traffic and continued dumping in the wash area. Sundial Board Member Larry Harmon stated many residents were unaware of the proposed amendment until very recently and most were not in favor of the development being proposed. The concerns Mr. Harmon noted were traffic issues, increases in crime and noise from construction. Resident Leslie Glassman stated she is a proud El Mirage resident, and she is not in favor of this development. Ms. Glassman is concerned about increased traffic and vandalism. Resident Jon Browning stated he is not in favor of the development and is concerned with who is going to pay for the additional infrastructure this development will require. Resident Melanie Jugans stated she is opposed to the development and the effect it will have on her view of the desert mountains as well as the impact on safety of children in the area. Resident Marie Edwards stated she is opposed to the development because of the impact on traffic, and she stated she chose the area to live in for the beautiful view and did not plan to live in an industrial area. City Attorney Jon Paladini outlined protocol for Public Hearings regarding comments being repeated by numerous speakers and asked speakers to not repeat previous statements. Resident Rita Riggs stated she is opposed to the development for the same reasons

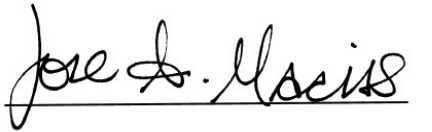
previously stated. Resident Alexandra OHannon stated she is concerned about the safety of children in the area of the construction. Community Manager Corrine Perry stated four properties in the neighborhood have sold recently due to this proposed development. Resident Jeff Coppess stated he is opposed to the proposed development and the restrictions to his view of the desert from his property. Commissioner Bob Jones stated he appreciates all the comments and concerns being stated. Mr. Baugh responded to some comments and stated he is willing to continue to meet with residents to address their concerns regarding this development.

Commissioner Crosby closed the Public Hearing.

3. **ADJOURNMENT - MEETING ADJOURNED AT 7:10 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 Thursday, August 18, 2022, and a quorum was present.

  
Wendy Henson, Deputy City Clerk