

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 9, 2022**

Minutes

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

Absent: Skip Ast (excused), Commissioner Vice Chair

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE - MEETING CALLED TO ORDER AT 6:00 PM

2. APPROVAL OF MINUTES FROM THE PLANNING & ZONING COMMISSION MEETING HELD ON JULY 19, 2022

Commissioner Anderson moved to approve the minutes from the Planning and Zoning Commission regular meeting held on July 19, 2022.

Vote: 5 - 0 Passed - Unanimously

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

1. A continuation of a public hearing, closure of public hearing followed by a discussion and recommendation to City Council on a Conditional Use Permit for a Master Sign Program application for the LogistiCenter at Copperwing development submitted by DPML Copperwing LLC. (Development Services)

Chairperson Crosby opened the Public Hearing.

Senior Planner Jose Macias presented background information on the conditional use permit. Applicant Pat Gallagher introduced himself and Chairperson Crosby asked why there is going to be a semi-trailer used for signage. Mr. Gallagher explained that using a semi-trailer for a sign would allow for mobility of the sign as the development progressed and that they are used frequently along interstate roads for easier viewing.

Hearing no further comments or questions Chairperson Crosby closed the Public Hearing.

Commissioner Anderson moved to recommend to Council approval of a conditional use permit for a master sign program application for the LogistiCenter at Copperwing Development, as presented; seconded by Commissioner Houston.

Vote: 5 - 0 Passed - Unanimously

2. A discussion and recommendation to City Council on a site plan development application for a Distribution/Warehouse Center Indoor Use located at the northeast corner of Olive Avenue and Dysart Road submitted by DPML Copperwing, LLC (Development Service)

Senior Planer Macias provided background information on the application and brought applicant Pat Gallagher to the podium. Commissioner Amarillas asked if the buildings were going to be divided or if they would be one larger building. Mr. Gallagher stated the buildings could be divided or kept as one for a single tenant. Commissioner Amarillas asked for clarification on the exceptions being requested and Mr. Gallagher stated he is working with City Staff on two of the exceptions to be completed at a later time. Commissioner Amarillas asked if there would still be access on the surrounding roads for everyday travelers and Mr. Gallagher stated the access would not be obstructed and that they are going to improve Joe Ramirez Road during development. Chairperson Crosby asked if there were only one driveway for all the employees and Mr. Gallagher stated there would be multiple driveways to accommodate employees, and they are also working with City Staff on creating a smooth traffic zone.

Commissioner Anderson moved to recommend to Council approval of the site plan for a distribution/warehousing center indoor use located at the northeast corner of Olive Avenue and Dysart Road and recommend approval of the zoning waiver request to not relocate existing power lines along Olive Avenue and Dysart Road, as presented; seconded by Commissioner Houston.

Vote: 5 - 0 Passed - Unanimously

3. A Public Hearing, closure of public hearing followed by a discussion and recommendation to City Council on a request for a conditional use permit and site plan approval zoning application for a Self-Storage, Outdoor for an RV and boat storage business to be developed on Cactus Road and 12th Drive submitted by Terry Anderson.

Chairperson Crosby opened the Public Hearing.

Senior Planner Macias provided background information on the application and applicant Greg Ellsworth explained the high demand for recreational vehicle storage. Commissioner Anderson stated there are already a few locations within the City providing vehicle storage and asked if the population is sufficient to support another facility. Mr. Ellsworth stated they had completed a feasibility study that supported another location and that this facility would provide a higher level of storage options for consumers. Resident Roy Davila asked why this particular site was chosen and if traffic would be impacted with the addition of another vehicle storage location. Mr. Ellsworth stated this location would be convenient to residents and users and that the traffic studies completed at their other locations showed low traffic counts during the day. Resident Davila asked if Mr. Ellsworth could provide the feasibility study to show the need and Mr. Ellsworth stated he would provide the reports to City Staff. Commissioner Anderson asked if a restaurant was part of the development plan and Mr. Ellsworth stated that is a potential option for phase three and if no tenant were to apply they would develop the location themselves with a franchisee. Commissioner Amarillas asked if a traffic study was completed for this location and Mr. Ellsworth stated there had not been, but they had traffic studies for their other locations which showed consistently low traffic counts on a daily basis. Commissioner Amarillas asked if the roadway was narrow in this location and Mr. Ellsworth stated there will be a deceleration lane added as part of the development to alleviate potential traffic concerns. Commissioner Amarillas asked how tall the outside wall would be and Mr. Ellsworth stated the wall would be twenty feet tall, fully enclosing the site and that access would only be granted to those with a gate code. Commissioner Jones asked what the capacity for vehicles would be and Mr. Ellsworth stated there would be three hundred and sixty-two spots for parking/storage. Commissioner Jones asked how the traffic counts could be so low with so many spots available to consumers and Mr. Ellsworth stated they have traffic studies to substantiate the information

provided. Commissioner Jones asked if a crosswalk for students was part of the development plan and Mr. Ellsworth stated it was not at this time, and they would be happy to work with City Staff if it were to be requested.

Hearing no further comments or questions Chairperson Crosby closed the Public Hearing.

Commissioner Houston asked to be provided the feasibility study earlier mentioned and Mr. Ellsworth stated he would provide it to City Staff.

Commissioner Anderson moved to recommend to Council approval of a conditional use permit and site plan zoning application for a storage business to be developed on Cactus Road and 125th Drive, as presented, with the stipulation of a feasibility study being provided to Commissioners prior to the Council meeting; Commissioner Houston seconded.

Vote: 5 - 0 Passed - Unanimously

4. A Public Hearing, closure of public hearing followed by a discussion and recommendation to City Council on a conditional use permit and site plan approval zoning application to allow an Automobile / Boat / RV, Repair Minor use located at 13051 W Thunderbird Road submitted by PWP Dysart & Thunderbird LLC. (Development Services)

Chairperson Crosby opened the Public Hearing.

Senior Planner Macias provided information on the application and applicant John Railing provided information on the site and business being planned. Commissioner Anderson asked if a traffic study was completed for the location and Mr. Railing stated a traffic impact presentation was provided to City Staff and approximately thirty vehicles per day would be at the site. Commissioner Jones stated he is pleased to have this business at this location. Chairperson Crosby asked how long the adjacent lot would be undeveloped and Mr. Railing stated it would remain undeveloped until an appropriate use was determined.

Hearing no further comments or questions, Chairperson Crosby closed the Public Hearing.

Commissioner Anderson moved to recommend to Council approval of a conditional use permit and site plan zoning application to allow automobile/boat/rv repair minor use located at 13051 West Thunderbird Road, as presented; Commissioner Houston seconded.

Vote: 5 - 0 Passed - Unanimously

4. **NEW BUSINESS** - Administrative items requiring Commission action.
 1. A discussion regarding the appointment of new Planning and Zoning Commission Chairperson and Vice-Chairperson. (Development Services)

Senior Planner Macias explained to the Commission the appointment of a new Chairperson and Vice-Chairperson was being delayed until the September meeting to ensure the new Commissioners had an opportunity to become acquainted with the other members and to allow for all Commissioners to be present for the vote.

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

There were no items for discussion/presentation.

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

Senior Planner Macias reminded the Commission of the special meeting on Thursday, August 18, 2022, 6:00 pm, at the Senior Center located at 14010 North El Mirage Road. This meeting will be for public comments and questions on the Agua Fria Commerce Park development. Mr. Macias also stated there have been twenty-four pre-apps since July 1, 2022, and that half have been presented to the Commission already. Economic Development Manager Tom Doyle stated the volume of activity the City is seeing is unprecedented. He also stated there would be a small Business Roundtable Discussion, 11:30am until 1:00 pm, Wednesday, August 17, 2022, at the El Mirage Public Library. This discussion would allow local businesses to discuss any assistance they are in need of. Commissioner Houston asked if there were incentives in place to entice new businesses into the City and Mr. Doyle explained the Foreign Trade Zone process the City is currently in which would provide tax discounts to businesses.

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

Commissioner Amarillas thanked staff for assistance in preparing for the meeting. Chairperson Martin also thanked staff for their continued hard work.

- 8. **ADJOURNMENT - MEETING ADJOURNED AT 7:12 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, August 9, 2022, and a quorum was present.

Wendy Henson, Deputy City Clerk