

# 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, MARCH 28, 2023

Minutes

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

2. **ROLL CALL**

Present: Marie Houston, Chairperson; Lupe Amarillas, Vice Chairperson (Excused); Martin Crosby, Commissioner

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

1. Consideration and action to approve the minutes of the Planning and Zoning Commission meeting held on February 14, 2023.

Commissioner Campbell-Sanderfield moved to approve the minutes of the Planning and Zoning Commission meeting held on February 14, 2023; seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

2. A discussion and consideration on a site plan extension request on an approved site plan at the southwest corner of Peoria Avenue and Dysart Road submitted by LGE Design Group. (Development Services - Planning and Zoning)

Senior Planner Jose Macias presented information on the site plan extension request. Applicant Doug Smith with LGE Design Group explained the reason for the extension was the original tenant is no longer involved and more time is needed to secure a new tenant. Commissioner Campbell-Sanderfield asked what the time frame would be for completion and Mr. Smith stated they will be able to determine a completion date once a tenant is confirmed.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a site plan extension request on an approved site plan at the southwest corner of Peoria Avenue and Dysart Road; seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

3. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council on a Conditional Use Permit to amend a previously approved Master Sign Program application to place trailers for signage at the southwest corner of El Mirage Road and Olive Avenue, and along the Northern Parkway frontage road on the LogistiCenter at Copperwing properties submitted by Dermody Properties. (Development Services - Planning and Zoning)

Chairperson Marie Houston opened the Public Hearing.

Senior Planner Macias provided background information on the requested amendments. Applicant Pat Gallagher, Regional Partner with Dermody Properties, provided information regarding the changes for the Master Sign Program for the LogistiCenter at Copperwing.

Hearing no further comments, Chairperson Houston closed the Public Hearing.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a conditional use permit to amend a previously approved Master Sign Program at Copperwing properties; seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

4. A discussion and recommendation to City Council on a site plan amendment zoning application for a fast-food retail commercial use located at the southeast corner of El Mirage Road and Thunderbird Road submitted by KGR Group LLC. (Development Services - Planning and Zoning)

Senior Planner Macias provided background information on the site plan amendment and applicant Keith Gallagher, Partner with KGR Group, LLC, explained some of the changes were made to provide a better view of the business from the corner and to add a guest bathroom to the building. Commissioner Crosby asked where the traffic will be entering the location and Mr. Gallagher stated traffic traveling northbound on El Mirage Road will be the anticipated origin of most guests. Chairperson Houston asked when the estimated date of completion would be and Mr. Gallagher stated October 2023 depending on supply chains. Chairperson Houston asked what the hours of operation will be and Mr. Gallagher stated 10:00 am - 1:00 am Sunday through Thursday and 10:00 am - 3:00 am Friday and Saturday. Chairperson Houston asked if there were plans for the southern portion of the lot and Mr. Gallagher stated only a retention basin and landscaping for now. Commissioner Campbell-Sanderfield asked what the hours of operation will be for guests wanting to eat inside and Mr. Gallagher stated there is only patio dining and the hours are the same as previously stated.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a site plan amendment zoning application for a fast-food retail commercial use at the southeast corner of El Mirage Road and Thunderbird Road; seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

5. A public hearing, closure of public hearing, followed by a discussion and recommendation to City Council on a zoning application to rezone 36 acres of land from Natural Reserve to Employment/Industry located 0.2 miles east of the southeast corner of Cactus Road and Main Street submitted by Whitley Morris, PLC. (Development Services - Planning and Zoning)

Chairperson Houston opened the Public Hearing.

Senior Planner Macias provided information on the zoning application and outlined the allowed and prohibited uses for the location. Applicant Alex Hayes with Whitley Morris, PLC, stated the request to rezone the site is to allow for project development and to add the community park. Mr.

Hayes detailed some of the changes that have been made based on resident feedback which includes additional landscaping for increased buffering.

Resident Scottie Gentry stated she has heard from residents that do not want this development to move forward, and they have started an online petition to protest the development. Resident Alexandra O'Hannon stated she continues to oppose this development even though the applicant has been working with residents on their concerns. Ms. O'Hannon stated she and others were assured the existing park in the area would be undisturbed only to find out that plan has changed also.

Commissioner Campbell-Sanderfield asked if the two entrances to the facility would affect traffic on Cactus Road and Mr. Hayes stated it should not as they are not expecting high traffic visits to the facility. Commissioner Campbell-Sanderfield asked what type of equipment is needed to complete the lifting of the property and applicant Adam Baugh with Withey Morris, PLC, stated there are only small areas that will require lifting, and they are working with staff and FEMA to ensure the process is done correctly.

Hearing no further comments, Chairperson Houston closed the Public Hearing.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a zoning application to rezone 36 acres of land located at 0.2 miles east of the southeast corner of Cactus Road and Main Street; seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

6. A discussion and recommendation to the City Council on a site plan zoning application for a RV, boat and self-storage operation located 0.2 miles east of the southeast corner of Cactus Road and Main Street submitted by Withey Morris, PLC. (Development Services - Planning and Zoning)

Senior Planner Macias provided information on the site plan. Commissioner Crosby asked what type of fencing would be installed around the park and Mr. Hayes stated the fencing would be a six-foot tall wrought iron. Commissioner Crosby asked if the walking path would be wide enough for a wheelchair and Mr. Hayes stated it would be large enough for a wheelchair and a pedestrian at the same time. Commissioner Crosby asked who would be responsible for planting the landscaping and Mr. Hayes stated the applicant is responsible. Chairperson Houston asked what kind of lighting would be installed at the park and Mr. Hayes stated lighting can be addressed during the construction phase. Chairperson Houston asked how the location would be monitored and Mr. Hayes stated there are cameras and staff on site for security. Chairperson Houston asked if City staff would have access to the facility and Mr. Hayes stated emergency responders would be able to enter the facility. Mr. Macias stated the owners will post signage regarding the security monitoring of the site.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a site plan zoning application for a RV, boat and self-storage operation located 0.2 miles east of the southeast corner of Cactus Road and Main Street; seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

7. A public hearing, closure of public hearing followed by a discussion and recommendation to the City Council on a conditional use permit zoning application for a community park in an Employment/Industry zone located at the southeast corner of Main Street and Cortez Street. (Development Services - Planning and Zoning)

Chairperson Houston opened the Public Hearing.

Senior Planner Macias provided information on the conditional use permit application.

Hearing no further comments, Chairperson Houston closed the Public Hearing.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a conditional use permit zoning application for a community park located at the southeast corner of Main Street and Cortez Street; seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

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

Senior Planner Jose Macias thanked the Commissioners for their flexibility in rescheduling the meeting and reminded everyone of the groundbreaking ceremony to be held for the Copperwing development on April 19, 2023.

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

There were no Commissioner comments.

7. **ADJOURNMENT - MEETING ADJOURNED AT 7:10 PM**

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Marie Houston P&Z Chair

ATTEST:

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Wendy Henson, Deputy City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, March 28, 2023, and a quorum was present.



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Wendy Henson, Deputy City Clerk