

# 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, JUNE 13, 2023

Minutes

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

2. **ROLL CALL**

Present: Lupe Amarillas, Vice Chair; Phil Bueno, Commissioner; Brian Campbell-Sanderfield, Commissioner; Martin Crosby, Commissioner; Cornelia Nelson, Alternate Commissioner  
Excused: Marie Houston, Commission Chairperson

3. **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 May 9, 2023.

Commissioner Campbell-Sanderfield moved to approve the minutes of the Planning and Zoning Commission meeting held on May 9, 2023; seconded by Commissioner Crosby.

**Vote:** 5 - 0 Passed - Unanimously

2. A Public Hearing, closure of public hearing, followed by a discussion and recommendation to City Council on a conditional use permit for a wireless communication provider to collocate equipment on an existing monopole located at Gentry Park submitted by Crown Castle USA.

Vice Chairperson Amarillas opened the Public Hearing.

Senior Planner Jose Macias presented information on the conditional use permit.

Hearing no public comment, Vice Chairperson Amarillas closed the Public Hearing.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a conditional use permit for a wireless communication provider to collocate equipment on an existing monopole located at Gentry Park; seconded by Commissioner Crosby.

**Vote:** 5 - 0 Passed - Unanimously

3. An item for discussion and recommendation to City Council on a site plan amendment to a recently approved site plan for a light manufacturing use for a wood truss plant located at 10110 N Dysart Rd submitted by Cariari Holdings, Inc.

Mr. Macias provided information on the site plan amendment. Applicant Matt Izzo of Cariari Holdings, Inc., detailed the amendment to the site plan. Commissioner Campbell-Sanderfield asked if the lot had been enlarged and what the hours of operation would be. Mr. Izzo stated the buildings would be moved further west on the property and the hours of operation would be from 7:00 am until 5:00 pm. Commissioner Bueno asked what the plans were for the eastern portion of the property and Mr. Izzo stated that it would be the site of future expansion of the business. Commissioner Crosby asked if the railroad tracks were already in place on the property and Mr. Izzo stated they are partially in place and will be extended further. Commissioner Crosby asked if traffic would be affected on Dysart Road and Mr. Izzo stated the business would not affect traffic. Vice Chairperson Amarillas asked why the site plan had been amended and Mr. Izzo stated the owner had decided to develop the western area of the property more than originally planned. Vice Chairperson Amarillas asked if there was a timeline for the expansion and Mr. Izzo stated there is no timeline as of yet.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a site plan amendment to a recently approved site plan for a light manufacturing use for a wood truss plant located at 10110 N. Dysart Road; seconded by Commissioner Crosby.

**Vote:** 5 - 0 Passed - Unanimously

4. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council on a conditional use permit for a public art mural located at the southeast corner of Grand Ave and Acoma Dr submitted by Jessica Soria.

Vice Chairperson Amarillas opened the Public Hearing.

Senior Planner Macias provided information on the conditional use permit. Applicant Larry Arismendez stated they had no knowledge of the requirement for a conditional use permit and that the mural attracts visitors to the area. Commissioner Nelson asked if Mr. Arismendez had any concerns about the stipulations given by the staff and Mr. Arismendez stated no. Mr. Arismendez stated they have been taking care of the landscaping and building upkeep. Commissioner Bueno asked if the painter would be prepared to repaint the mural if needed and Mr. Arismendez stated yes. Commissioner Bueno asked when the address numbers would be corrected and Mr. Arismendez stated Monday, June 19, 2023. Commissioner Crosby asked how long the mural has been on the building and Mr. Arismendez stated it has been there for two months.

Commissioner Campbell-Sanderfield moved to recommend to City Council approval of a conditional use permit for a public art mural located at the southeast corner of Grand Avenue and Acoma Drive; seconded by Commissioner Crosby.

**Vote:** 5 - 0 Passed - Unanimously

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

Economic Development Manager Tom Doyle stated he had quite a few meetings with potential businesses at the recent International Conference of Shopping Centers.

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

Commissioner Crosby thanked Mr. Doyle for the efforts made at the International Conference of Shopping Centers. Vice Chairperson Amarillas thanked staff for their support and welcomed City Attorney Allen Quist.

6. **ADJOURNMENT - MEETING ADJOURNED AT 6:44 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, June 13, 2023, and a quorum was present.



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Wendy Henson, Deputy City Clerk