

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, JANUARY 24, 2023

Minutes

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

2. **ROLL CALL**

Present: Marie Houston, Commission Chairperson; Lupe Amarillas, Commission Vice Chairperson; Martin Crosby, Commissioner

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

1. Consideration and action to approve the minutes of the Planning & Zoning Commission meeting held Tuesday, October 11, 2022.

Vice Chairperson Amarillas moved to approve the minutes of the Planning & Zoning Commission meeting held Tuesday, October 11, 2022; seconded by Commissioner Crosby.

Vote: 3 - 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 request to allow stacking of cargo containers for a portable storage container business located at 10201 N 121st Avenue, El Mirage, Arizona, 85335, submitted by Simple Box Storage.

Chairperson Houston opened the public hearing.

Senior Planner Jose Macias gave a brief presentation on the conditional use permit request and introduced the applicant Ron Harris. Mr. Harris stated he appreciates the collaboration with City staff and noted Simple Box Storage is working with the Maricopa County Flood Control District to ensure the plans for the property are operationally acceptable. Commissioner Crosby stated he saw containers already stacked at the property and asked if this is a problem that needs to be corrected. City Engineer Jorge Gastelum stated he will contact the owner to have the containers unstacked until approval from Council is received. Commissioner Crosby asked if the property would be paved or have gravel only and Mr. Harris stated they have completed preliminary reviews and have determined a thickened gravel section will be used. Vice Chairperson Amarillas asked if there is a plan in place for determining where the containers will be stacked and if they will be secured to prevent movement. Mr. Harris stated an area will be defined for the containers. Chairperson Houston asked if the containers would ever be stacked higher than two and Mr. Harris answered no. Chairperson Houston asked how wide the containers are and Mr. Harris stated they are

approximately eight feet wide.

Hearing no further comments, Chairperson Houston closed the public hearing.

Commissioner Crosby stated he has no issue with this request. Vice Chairperson Amarillas stated the area looks a bit disheveled now but with Council approval of this request it should look better soon.

Vice Chairperson Amarillas moved to recommend to City Council approval of a Conditional Use Permit request to allow stacking of cargo containers for a portable storage container business located at 10201 N 121st Avenue, as presented; seconded by Commissioner Crosby.

Vote: 3 - 0 Passed - Unanimously

3. A discussion and recommendation to City Council for a site plan zoning application for an outdoor storage use for an Auto Wholesale and Production Center located at 13500 W Olive Avenue, El Mirage, Arizona, 85335, submitted by CVL Consultants.

Mr. Macias provided background information on the site plan zoning application and introduced the applicant's consultant, Jon Thatcher. Mr. Thatcher stated they have enjoyed working with City staff on this development. Commissioner Crosby asked how many employees this site would have and Mr. Thatcher stated approximately two hundred and fifty. Commissioner Crosby asked if the location would be paved and Mr. Thatcher stated the developed areas would be paved. Commissioner Crosby asked if the water from the car wash would be recycled and Mr. Thatcher stated 90% of the water would be recycled. Commissioner Crosby asked where the employee parking would be located and Mr. Thatcher stated the southwest corner of the property would be employee and customer parking. Commissioner Crosby asked how many people would attend the auctions and Mr. Thatcher stated approximately three hundred people would attend and that some of the auctions would be held virtually which would limit attendance onsite. Chairperson Houston stated she was very impressed with the detailed information the applicant provided and asked what advantages there are to placing the fuel tank underground. Mr. Thatcher stated tanks of that size are typically placed underground and that Luke Air Force Base requested it be underground.

Vice Chairperson Amarillas moved to recommend approval to City Council for a site plan zoning application for an outdoor storage use for an Auto Wholesale and Production Center located at 13500 W Olive Avenue, as presented; seconded by Commissioner Crosby.

Vote: 3 - 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 for an accessory use of a wholesale auction business, a vehicle reconditional service building use and private fuel tank located at 13500 W Olive Avenue, El Mirage, Arizona 85335 submitted by CVL Consultants.

Chairperson Houston opened the public hearing.

Mr. Macias provided background on the conditional use permit request. Vice Chairperson Amarillas asked why the fuel tank would be placed under the parking area and Mr. Thatcher stated that was the most convenient area for it to avoid issues with the refueling process. Vice Chairperson Amarillas asked if transports would be picking up vehicles the same day as the auction and Mr. Thatcher stated buyers may be driving the vehicles off the same day and all customers are given forty-eight hours to collect their vehicles after purchase. Vice Chairperson Amarillas stated he saw a training room in the plans and asked how much training would be taking place. Mr. Thatcher stated the company provides ongoing training for all employees. Vice Chairperson Amarillas asked if LAFB was

concerned about oil discharge at the site and Mr. Thatcher stated they are not. Chairperson Houston asked how often the auctions will take place and Mr. Thatcher stated they are usually held once per week.

Hearing no further comments, Chairperson Houston closed the public hearing.

Commissioner Crosby stated this is going to be in a good location for this type of business, and it will be an asset to the City. Vice Chairperson Amarillas stated the information provided was very informative, and he appreciates all the hard work put into it.

Vice Chairperson Amarillas moved to recommend to City Council approval of a Conditional Use Permit for an accessory use of a wholesale auction business, a vehicle recondition service building use and private fuel tank located at 13500 W Olive Avenue, as presented; seconded by Commissioner Crosby.

Vote: 3 - 0 Passed - Unanimously

5. The appointment of a new City and Zoning Code Review TASK Force Member from the Planning and Zoning Commission. (Development Services)

This item was tabled for a future meeting.

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

City Engineer Gastelum congratulated Chairperson Houston and Vice Chairperson Amarillas on their recent appointments. Mr. Macias also congratulated the commissioners and reminded them of the groundbreaking ceremony taking place Monday, February 6, 2023, for the emergency room. Economic Development Manager Tom Doyle stated 2023 will be very exciting for the commission as many projects will begin to go vertical soon.

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

Commissioner Crosby congratulated Chairperson Houston and Vice Chairperson Amarillas on their recent appointments and stated he enjoyed his time as Chairperson and appreciates all the support he received. Vice Chairperson Amarillas congratulated Chairperson Houston on her appointment and stated he is looking forward to working with everyone on the commission.

6. **ADJOURNMENT - MEETING ADJOURNED AT 6:56 PM**

Marie Houston P&Z Chair

ATTEST:

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, January 24, 2023, and a quorum was present.

A handwritten signature in blue ink, consisting of several overlapping, slanted lines that form a stylized, somewhat abstract shape.

Wendy Henson, Deputy City Clerk