

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 11, 2025**

Minutes

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE - meeting called to order at 6:00 p.m.**

2. **ROLL CALL**

Present: Philip Bueno, Chairperson; Lupe Amarillas, Vice Chair; Brian Campbell-Sanderfield, Commissioner; Janie Garcia, Alternate Commissioner; Thomas Gouer, Alternate Commissioner; William Mejia, Commissioner

Absent: Cornelia Nelson, Commissioner

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

1. A public hearing, followed by a discussion and recommendation to the City Council on a conditional use permit zoning application for outdoor storage use in an Urban Corridor Zone for a towing storage yard proposed by Greenway Towing LLC, located at 11925 NW Grand Avenue, El Mirage, Arizona 85335. (Development Services - Planning & Zoning)

Chairperson Philip Bueno opened the public hearing at 6:05 p.m. Jose Macias, Senior Planner gave a presentation on the permit zoning application for outdoor storage use proposed by Greenway Towing LLC, located at 11925 NW Grand Avenue, El Mirage, Arizona 85335. As part of the presentation, Mr. Macias noted 11 stipulations staff developed per code that would need to be addressed. Mr. Macias stated one neighbor expressed concerns about the traffic created by three tow trucks that were parked on the street as well as cars parked at the canal across the street that are either being worked on or waiting to be picked up.

Jared Urban, the applicant and owner of Greenway Towing stated there are three tow trucks for the business, but the trucks are not stored at that location and are generally not there at the same time. Additional trucks are there picking up cars that belong to insurance companies after an accident. Mr Urban indicated that there is currently a contract with the City of Surprise Police Department, and the goal is to stay within a certain mile radius for their citizens to make it convenient to pick up their vehicles. Mr. Urban stated he does have another location in Phoenix where the vehicles are relocated after ten days of being stored if not picked up from this location.

Vice Chairperson Amarillas asked what was appealing about this location, how parking would work, and why the permitting process for the City of El Mirage was not followed. Mr. Urban replied, the proximity of this location was ideal because of the proximity with the City of Surprise. This operation would share parking with the adjacent business and foot traffic consisted of customers coming to retrieve valuables from vehicles that were involved in an accident. He also stated, when they began the operation he was not aware of the permitting process, so he is currently working through what is necessary for the City of El Mirage.

Commissioner Campbell-Sanderfield asked about stipulations eight and nine: vehicles being stored should be out of public view and applicant shall ensure all vehicles do not leak fuel or other liquids. Mr. Urban replied that tow trucks are used to access vehicles located in the rear of the site, as well as a forklift. Clean-up happens from leakage of vehicles as vehicles are repositioner in the lot.

Commissioner Mejia asked what the capacity was for vehicles, the process to mitigate overflow, and is there a current shared parking agreement with the business neighbor. Mr. Urban stated the capacity of the site was 16 vehicles. Vehicles over that amount would be moved to the Phoenix location and the shared business is the landlord of the site and has allowed the use of parking at that facility.

Commissioner Gouer asked Mr. Urban to clarify the length of storage days for the facility. Mr. Urban stated that vehicles can stay for ten days before moving to the alternate location in Phoenix.

Chairperson Bueno stated he read there was no water or sewer on site and questioned what employees would do who work in the office space during business hours and how many cars are currently on site. Mr. Urban replied that employees are allowed to use the facilities that are in the adjacent building and there is currently 24 vehicles at the property.

Chairperson Bueno invited the public to come to the podium to voice any concerns or comment on the special use permit application. Chairperson Bueno closed the public meeting at 6:25 p.m. Vice Chair Amarillas stated he did not believe the site was adequate for the operation and the surrounding neighbors. He also expressed his concern this business is in operation at other locations and did not follow the permitting process required to operate in El Mirage. Commissioner Campbell-Sanderfield stated the scope of the operation may outpace the space and the business is currently over capacity. Commissioner Mejia agreed and stated the population growth in the City of Surprise, it is expected the business will continue to grow. Chairperson Bueno stated the business is needed, but the space in the location does not fit.

Vice Chairperson Amarillas moved to recommend City Council deny the conditional use permit zoning application for outdoor storage as presented; seconded by Commissioner Campbell-Sanderfield.

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

Jose Macias, Senior Planner, stated there would be meeting in April and May. Tom Doyle, Economic Development Manager, stated there would be a job fair on March 26, 2025, from 12:00 p.m. to 5:00 p.m. He stated CarMax is coming in and creating roughly 300 jobs. Avanti, a window fabricator, will have 575 jobs and will be the largest employer for the City of El Mirage and Custom Mechanical Solutions (CMS) will have approximately 250 employees. He stated the City of El Mirage is becoming a job center. Jorge Gastellum, Development Services Director, invited all the commissioners to the next City Council Work Session meeting on March 18, 2025, at 4:30 p.m. to hear an overview of the planning and zoning code. Mr. Macias also introduced and welcomed Corey Williams to the team, and he will be assisting with future meetings.

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

Chairperson Bueno thanked staff for the information and presentation.

6. **ADJOURNMENT** - meeting adjourned at 6:33 p.m.

Philip Bueno, P&Z Chair

ATTEST:

Corey L. Williams, Sr. Management Support Specialist

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, March 11, 2025 and a quorum was present.

Corey L. Williams, Sr. Management Support Specialist