

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, NOVEMBER 12, 2024

Minutes

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

2. **ROLL CALL**

Present: Philip Bueno (Online), Chairperson; Brian Campbell-Sanderfield, Commissioner; Janie Garcia, Commissioner; Cornelia Nelson, Commissioner

Absent: Lupe Amarillas, Vice-Chairperson; Thomas Gouer, Alternate Commissioner; William Mejia, Commissioner

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

1. A discussion and recommendation to approve the minutes of the Planning & Zoning Commission meeting held October 8, 2024.

Commissioner Nelson moved to approve the minutes of the October 8, 2024, Planning and Zoning Commission meeting, seconded by Commissioner Garcia.

Vote: 4-0 Passed - Unanimously

2. A discussion and recommendation to the City Council on a site plan amendment zoning application for a data center at 12901 W Olive Avenue, El Mirage Arizona 85335 submitted by Stantec Consulting Services. (Development Services - Planning and Zoning)

Jose Macias, Senior Planner, provided information on a site plan amendment zoning application for a data center at 12901 W. Olive Avenue, El Mirage, Arizona 85335 submitted by Stantec Consulting Services. Commissioner Campbell-Sanderfield raised concerns regarding collections and activity with the pond and would there would be some type of mitigation. The applicant thanked staff for all of their assistance and stated that he would take the concern back to the design team because he had not heard about that previously. Commissioner Campbell-Sanderfield questioned whether EPCOR review of water and was it going to be an issue with resolution getting with EPCOR for the needs of this site. The applicant stated this building is much lower than the previous buildings that were put on site and Microsoft is in the process of working with that part as well to service the site. In addition, the process has begun to apply to EPCOR to inform them of the additional water demand. They do not believe that there is going to be a scheduling issue by the time this building needs to come online.

Commissioner Nelson moved to approve zoning application for retail commercial building at 12901 W. Olive Avenue as presented; seconded by Commissioner Garcia.

Vote 4:0 Passed - Unanimously

3. A discussion and recommendation to the City Council on a site plan approval zoning application for a retail commercial building at 12130 W Thunderbird Road, El Mirage Arizona 85335 submitted by ProCa Design LLC. (Development Services - Planning & Zoning)

Jose Macias, Senior Planner, presented information on the item. Angelica Armenta with Proca Design LLC provided information regarding the owners of the property, Luis and Maria Sanchez. Chairperson Bueno questioned whether the owners currently have businesses that are planning to occupy the space and what type of hours they plan to operate. Ms. Armenta replied that as of now the owners have not decided on whom to lease the space too and not aware of the hours of operation. Mr. Macias added that the tenant would have to go through an approval process to meet the zoning or to obtain a special use permit. Once the building is completed, staff will verify the use of the building.

Commissioner Nelson moved to recommend approval to the City Council on a site plan approval zoning application for a retail commercial building at 12130 W Thunderbird Road as presented; seconded by Commissioner Garcia.

Vote: 4 - 0 Passed Unanimously

4. A discussion and recommendation to the City Council on a site plan approval zoning application for an industrial use for a steel manufacturing business at the northwest corner of El Mirage Road and Olive Avenue El Mirage Arizona 85335 submitted by PHNX Design LLC. (Development Services - Planning and Zoning)

Jose Macias, Senior Planner, presented information on the item. Chairperson Bueno asked if the only entrance and exit would be on westbound Olive Avenue and what was the plan for emergency services. Russ Trojan of Castle Steel replied that the westbound exit on Olive Avenue would be the only exit and entrance but emergency services would also have access through the Burger King parking lot. Mr. Steel also stated that there would be no impact to the Olive and El Mirage intersection and that the main traffic would be steel deliveries four to five times a week.

Commissioner Nelson moved to recommend approval to the City Council site plan approval zoning application for an industrial use for a steel manufacturing business at the northwest corner of El Mirage Road and Olive Avenue as presented; seconded by Commissioner Garcia.

Vote: 4 - 0 Passed Unanimously

5. A discussion and recommendation to the City Council on a site plan approval zoning application for a light manufacturing use at the southwest corner of Dysart Road and Peoria Avenue El Mirage, Arizona 85335 submitted by Ware Malcomb. (Development Services - Planning & Zoning)

Jose Macias, Senior Planner, stated the applicant for this project has withdrawn the application as of this morning. This application will not be moving forward at this time.

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 may be a meeting in December. Mr. Macias also stated he would be supplying the Commissioners with the Planning and Zoning dates for 2025 and expects next year to be a busy year.

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

Commissioner Campbell-Sanderfield thanked staff for the amazing job they did on the most recent election and thanked the outgoing Council members and welcomed incoming members and wished them all the best in their new journey.

6. **ADJOURNMENT - meeting adjourned at 6:40 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, November 12, 2024 and a quorum was present.

Corey L. Williams,
Sr. Management Support Specialist