

**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, APRIL 8, 2025**

Minutes

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE - meeting called to order at 6:01 p.m.**

2. **ROLL CALL**

Present: Lupe Amarillas, P&Z Vice Chair; Thomas Gouer, Alternate Commissioner; William Mejia, Commissioner

Absent: Philip Bueno, P&Z Chairperson; Brian Campbell-Sanderfield, Commissioner; Janie Garcia, Alternate Commissioner; Cornelia Nelson, 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 November 12, 2024, and March 11, 2025.

Commissioner Mejia moved to approve the minutes of the Planning and Zoning Commission meeting from November 12, 2024, and March 11, 2025; seconded by Commissioner Gouer.

Vote: 3 - 0 Passed - Unanimously

2. A public hearing followed by a discussion and recommendation to the City Council regarding a Zoning Text Amendment to the City of El Mirage, Arizona Zoning Code: Land Usage Volume 2 Chapter 154.052 Permitted Uses by Zone, Residential Use Category pertaining to Manufactured and Modular Homes be prohibited in certain zoning districts.

Vice-Chairperson Amarillas opened the Public Hearing at 6:04 p.m.

Jose Macias, Senior Planner, provided a proposed amendment to Land Usage Volume 2, Chapter 154.052: Permitted Uses by Zone. He stated the text amendment seeks to prohibit manufactured and modular homes in single-family zoning areas; permits them only in designated mobile home parks.

Commissioner Mejia asked Mr. Macias to clarify if multifamily modular or prefabricated buildings would be prohibited by the ordinance. Mr. Macias clarified that those types of buildings would be excluded as well because they are offsite factory builds.

Vice-Chairperson Amarillas asked for public comments. No public comments were heard.

Vice-Chairperson Amarillas closed the Public Hearing at 6:16 p.m.

Commissioner Mejia moved to deny the zoning text amendment to the City of El Mirage AZ zoning code land use volume to chapter 154.052; permitted use by zone as presented; Commissioner Gouer seconded the motion.

Motion passed - (2/1)

NAY - Vice-Chairperson Amarillas

Jon Paladini, City Attorney, clarified the motion to mean the change to the ordinance was not passed, but the commissioners could alter staff's recommendation if there was something they would like to recommend at this point. Commissioner Mejia stated that his biggest concern was about the multifamily assembly of modular homes and agrees with the single-family residential to be not be ok, however, for commercial and to separate modular buildings from manufactured.

Mr. Macias explained what changes would need to be made to the ordinance in order to incorporate the request.

Commissioner Mejia motioned to amend the land use volume to chapter 154.052 permitted uses by zone residential use category pertaining to manufactured and modular homes to be amended by changing modular to be set as conditional and to change the RV park manufactured homes to state mobile home park and to add a footnote to the bottom of the text to include that multifamily dwellings includes modular homes/prefab and on site; Commissioner Gouer seconded the motion.

Motion passed - (3/0)

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 a meeting in May. He also stated that he gave the commissioners hard copies to update their code book. Tom Doyle, Economic Development Manager, stated he is not seeing a lot of prospect activity, but there has been activity on the two existing spec industrial buildings across the street and on Olive and Dysart Roads. Mr. Doyle stated there was a job fair recently and 107 individuals attended and Custom Mechanical Solutions (CMS) hired three people as well as Avanti and the State Police have three potential candidates. Mr Doyle also stated there would be a ribbon cutting for a laundromat that opened on Dysart and Thunderbird Roads that is state-of-the-art and veteran-owned. He also stated that he is working on a factory tour of Custom Mechanical Solutions, and it should be fascinating.

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

Commissioner Mejia thanked staff for the presentation and the text amendment and is excited about the new laundromat that is opening.

Commissioner Gouer thanked staff for the presentation.

Vice-Chairperson Amarillas thanked staff for the presentation and attending the meeting tonight.

6. **ADJOURNMENT - meeting adjourned at 6:37 p.m.**



Lupe Amarillas, Vice Chairperson

ATTEST:

Corey Williams, Sr. Mgt Clerk Specialist

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, April 8, 2025 and a quorum was present.

Corey Williams, Sr. Mgt. Clerk Specialist