

# 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, FEBRUARY 10, 2026**

**Minutes**

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

**2. ROLL CALL**

Present: Philip Bueno, P&Z Chairperson; Brian Campbell-Sanderfield, Commissioner; Janie Garcia, Commissioner; William Mejia, Commissioner; Thomas George, Alternate Commissioner; Jason Mingura, Alternate Commissioner

Absent: Thomas Gouer, Commissioner

**3. ACTION ITEMS**

Citizens desiring to speak on an agenda item may do so when called upon by the presiding officer. Comments shall be limited to three (3) minutes per person and shall be addressed to the Planning and Zoning Commission as a whole.

1. Consideration and action to approve the minutes of the January 13, 2026, Planning and Zoning Commission Meeting.

**Commissioner Campbell-Sanderfield moved to approve the minutes of the January 13, 2026, Planning and Zoning Commission meeting, seconded by Commissioner Mejia.  
Motion passed (5/0)**

2. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council regarding a conditional use permit zoning application for a wireless communication facility at 10075 N El Mirage Road, El Mirage, AZ 85335, submitted by Pinnacle Consulting Inc.

Chairperson Bueno opened the public hearing at 6:03 p.m.

Jose Macias, Senior Planner, presented a conditional use permit zoning application for a wireless communication facility at 10075 N. El Mirage Road, El Mirage, AZ 85335, submitted by Pinnacle Consulting Inc. He stated that the site is 900 square feet, located within the Commerce Industry Park Planning Area of the 2020 general plan, and that the current zoning is employment-industry. The site is located outside a flood zone, and the proposed use, according to the land use table, is wireless communication facilities, which require a conditional permit for the applicant to proceed with the city approval process. Mr. Macias stated the site is located in the industrial part of the city, surrounded by various industrial uses, light manufacturing, and outdoor storage and recreational uses. There will be an access easement from the front gate, running along the south and east property lines to the facility site, allowing access for repairs or upgrades to the facility. In addition, any significant changes to the site plan will require a site plan amendment zoning application, including increasing the footprint of the secured area, expanding the monopole height, and

collocating a second provider. He stated there is a similar tower located up the street behind Kevin's landscaping on El Mirage Road, just south of Peoria Avenue.

David Klucznik, Pinnacle Consulting, representing Towers and Verizon Wireless, stated he had nothing further to add to the presentation.

Commissioner Campbell-Sanderfield asked if there were any other locations where these would be put. Mr. Klucznik stated that this is the only location they are currently working on.

Commissioner Mejia asked about the frequency of the technology. Mr. Klucznik stated that he was unaware, but said they comply with Federal Aviation Administration and Federal Communications Commission guidelines.

Commissioner Garcia asked how often testing is conducted and how far it is from surrounding residential properties. Mr. Klucznik stated he was not aware of the testing schedule, but it was comparable to Bluetooth testing, and this location is farther from residential properties than the typical spacing for other towers.

Chairperson Bueno asked what impact this would have on the community, whether they are soliciting other vendors, and what the maintenance upkeep for the tower would be. Mr. Klucznik stated that the impact depends on the users in the area, which can vary by time of day. He stated they have ongoing relationships with Verizon and T-Mobile, but in this scenario, when one operator identifies a need, other operators in the same area have also identified it. He stated that maintenance is very minimal, and a technician would come out once a month.

Chairperson Bueno closed the public hearing at 6:16 p.m.

**Commissioner Campbell-Sanderfield moved to recommend approval of a conditional use permit zoning application for a wireless communication facility at 10075 N. El Mirage Road, El Mirage, AZ 85335, submitted by Pinnacle Consulting Inc., seconded by Commissioner Mejia.**

**Motion passed (5/0)**

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

Jose Macias thanked the commissioners for taking part in the photo with city staff last month. He stated that a new web page will be launched in the next few weeks, with active development applications for the city that allow residents to log in and interact with maps to get information on what is happening at different sites. He stated that the two items approved last month at the Planning and Zoning meeting were approved by Council, and there would be no meeting in March.

Jorge Gastellum, Development Services Director, stated that the downtown revitalization project will kick off in the old downtown area, and more information will be forthcoming in the next week.

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 presentation and is looking forward to an update for Tom in April.

Commissioner Mejia thanked staff for the presentation and stated that he is excited to see the city's continued success and to celebrate 75 years.

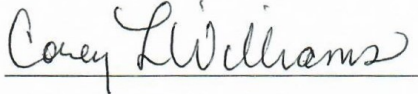
Commissioner Garcia thanked staff for the presentation and is very excited to hear about the new website and new revitalization project moving forward.

Chairperson Bueno thanked everyone for coming out tonight and the Vice Chair for leading the meeting in his absence, and welcomed the new alternate commissioners.

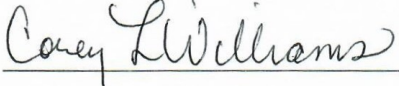
6. **ADJOURNMENT - meeting adjourned at 6:23 p.m.**

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Philip Bueno, P&Z Chair

ATTEST:

  
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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, February 10, 2026, and a quorum was present.

  
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Corey Williams, Sr. Mgt. Clerk Specialist