

Planning & Zoning Commission
Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338



Wednesday, July 6, 2022

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Vice Chairman Clymer called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Vice Chairman Gregg Clymer; Commissioner Maria Sambito; Commissioner Anthony Wang;
Commissioner Carl Hamilton; Commissioner Marlon Booth

Absent: Chairman Jason Kish; Commissioner Kent Hegedus

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Maria Sambito to
EXCUSE Commissioner Hegedus and Chairman Kish from the meeting. The motion carried by the
following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl
Hamilton, Commissioner Maria Sambito, Commissioner Marlon Booth

Other: Chairman Jason Kish (Excused), Commissioner Kent Hegedus (Excused)

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on June 15, 2022.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to
APPROVE the draft minutes of the Planning and Zoning Commission meeting held on June 15,
2022. The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl
Hamilton, Commissioner Maria Sambito, Commissioner Marlon Booth

Other: Chairman Jason Kish (Excused), Commissioner Kent Hegedus (Excused)

Passed - Unanimously

PUBLIC COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the Planning & Zoning Commission on any non-agenda item within the jurisdiction of the Goodyear Planning & Zoning Commission. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident. The Commission will listen to comments and may take any one of the following actions:

- Respond to criticism
- Request that staff investigate and report on the matter
- Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident.

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

This is an opportunity for Commission members to disclose any ex-parte communications they may have had prior to this meeting on any item scheduled for discussion on this agenda.

None.

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

2. USE PERMIT FOR A CONVENIENCE USE (FREDDY'S FROZEN CUSTARD AND STEAKBURGERS RESTAURANT WITH DRIVE-THRU)

Vice Chairman Clymer opened the public hearing at 6:01 p.m.

Assistant Planner Guadalupe Ortiz Cortez presented the request for a use permit for a convenience use (Freddy's Frozen Custard and Steakburgers drive-through restaurant) proposed on an approximately .86-acre parcel within the Canyon Trails Towne Center located at the northeast corner of Yuma Road and Cotton Lane. The center is zoned PAD (Planned Area Development) and is designated for commercial uses.

The Property is designated for commercial use and will be developed in accordance with the PAD's design guidelines and city's C-2 (General Commercial) zoning district. As required in the C-2 zoning district, a restaurant with a drive-through must obtain approval of a use permit prior to development. The proposed convenience use will be a Freddy's Frozen Custard and Steakburgers with a drive-through. The restaurant will consist of a single-story 3,190 square-foot building and outdoor seating. Indoor dining and drive-through service options will be provided for customers. Parking for the proposed convenience use will be provided onsite in conformance with city standards. But, if additional overflow parking should be needed, cross access and shared parking

agreements exist for the center. The building design will utilize the materials and colors approved for the Canyon Trails Towne Center. Final building design will be approved at time of site plan review and approval.

There being no public comment, Vice Chairman Clymer closed the public hearing at 6:08 p.m.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Maria Sambito to RECOMMEND approval for case 22-300-00001 USE PERMIT FOR A CONVENIENCE USE (FREDDY'S FROZEN CUSTARD AND STEAKBURGERS RESTAURANT WITH DRIVE-THRU). The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Maria Sambito, Commissioner Marlon Booth

Other: Chairman Jason Kish (Excused), Commissioner Kent Hegedus (Excused)

Passed - Unanimously

STAFF COMMUNICATIONS

None.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on August 17, 2022 at 6 p.m. at Goodyear Civic Square Council Chambers.

ADJOURNMENT

There being no further business to discuss, Vice Chairman Clymer adjourned the meeting at 6:08 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____