

Planning & Zoning Commission
Goodyear City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Wednesday, November 2, 2022

6:00 p.m.

Meeting Minutes

AGENDA AMENDED 11/1/2022 - ITEM #2 AMENDED, ITEM #3 ADDED

CALL TO ORDER

Chairman Kish called the meeting to order at 6:00 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Jason Kish; Commissioner Anthony Wang; Commissioner Carl Hamilton;
Commissioner Kent Hegedus; Commissioner Marlon Booth

Absent: Vice Chairman Gregg Clymer; Commissioner Maria Sambito

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Carl Hamilton to
EXCUSE Commissioner Sambito and Vice Chairman Clymer from the meeting. The motion carried
by the following vote:

AYE: Chairman Jason Kish, Commissioner Anthony Wang, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Marlon Booth

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on October 12, 2022.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Maria Sambito to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting on October 12, 2022.
The motion carried by the following vote:

AYE: Chairman Jason Kish, Commissioner Anthony Wang, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Marlon Booth

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 CONVENIENCE USE (SALAD AND GO RESTAURANT WITH A DRIVE-THROUGH)

Chairman Kish opened the public hearing at 6:03 p.m.

Planner Guadalupe Ortiz Cortez presented item #2 and #3 together. The Property Owner is the requesting a use permit for two convenience use (Salad and Go restaurant with a drive-through and Black Rock Coffee restaurant with a drive-through) on a 1.6-acre parcel within the Cottonflower PAD. The Property is designated for commercial uses 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 uses will be a Salad and Go Restaurant with a drive-through and a Black Rock Coffee bar with a drive-through. The Salad and Go restaurant will consist of a single-story, 827 square-foot building. Salad and Go will only provide drive-through and pick-up services for customers (there is no indoor or outdoor dining). The first option is through food sales/pick-up from a pedestrian window located on the north side of the building. The second option is through the conventional drive-through lanes. Customers will place their order at the menu board and speaker, and pay and pick-up their food at the pick-up window. The conventional drive-through lanes meet the city's former queueing standards of 150

feet. Lastly, the third option is from a vehicular pick-up window on the west side of the building. This vehicular pick-up window is for online/remote purchases only. The vehicular pick-up lane provides queueing for three cars to queue along the pick-up lane. Customer pick-up times are assigned at time of order. The Black Rock Coffee Bar will consist of a single-story, 1,976 square-foot building. Indoor and drive-through services will be provided for customers. Black Rock Coffee will be developed with the conventional double drive-through lane configuration. Customers will enter the drive-through lanes and place their order at the menu board and speaker, and food and beverage products will be picked-up and paid for at the same window. The proposed queueing meets the city's former queueing standards of 150 feet. On-site parking is being provided. The on-site parking conforms with applicable city standards. Cross access and shared parking agreements exist for the center that will provide additional overflow parking if needed.

Commission asked if Black Rock Coffee had indoor dining and how much parking was designated for the restaurant. Ms. Ortiz Cortez confirmed that Black Rock Coffee had indoor dining and reviewed the location of the parking within the center.

Commission asked if a traffic analysis was done. Ms. Ortiz Cortez stated that as part of the use permit and site plan applications, a traffic impact analysis that was reviewed and approved by the City's Traffic Engineer.

Commission asked about the future Loop 303 and how this may impact the property. Ms. Ortiz Cortez explained that ADOT has not finalized the plans for the future Loop 303, but they have been in contact with the property owners, including the developer of the Cottonflower Marketplace, and have come to agreement on what will work for this development.

Neil Feaser, representing the applicant, was available for questions.

There being no public comment, Chairman Kish closed the public hearing at 6:15 p.m.

MOTION BY Commissioner Carl Hamilton, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 22-300-00008A USE PERMIT FOR CONVENIENCE USE (SALAD AND GO RESTAURANT WITH A DRIVE-THROUGH). The motion carried by the following vote:

AYE: Chairman Jason Kish, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Passed - Unanimously

3. **USE PERMIT FOR CONVENIENCE USES (BLACK ROCK COFFEE BAR WITH A DRIVE THROUGH)**

Chairman Kish opened the public hearing at 6:15 p.m.

Item #3 was presented with item #2.

There being no public comment, Chairman Kish closed the public hearing at 6:16 p.m.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-300-00008B USE PERMIT FOR CONVENIENCE USES (BLACK ROCK COFFEE BAR WITH A DRIVE THROUGH). The motion carried by the following vote:

AYE: Chairman Jason Kish, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Passed - Unanimously

BUSINESS

4. APPROVE THE 2023 PLANNING AND ZONING COMMISSION CALENDAR

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Carl Hamilton to APPROVE the 2023 Planning and Zoning Commission calendar. The motion carried by the following vote:

AYE: Chairman Jason Kish, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Passed - Unanimously

5. PLANNING & ZONING COMMISSION LEARNING SESSION

Planning Manager Steve Careccia reviewed the structure of the Development Services Department. Mr. Careccia introduced 2 new Assistant Planners: Abbie Ahler and Justin Gabrielson.

STAFF COMMUNICATIONS

Planning Manager Steve Careccia recognized Guadalupe Ortiz Cortez and her recent promotion from Assistant Planner to Planner.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on November 30, 2022 at 6 p.m. at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Kish adjourned the meeting at 6:25 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____