

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



**Wednesday, January 17, 2024**

**6:00 p.m.**

**Meeting Minutes**

## **CALL TO ORDER**

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

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Present: Chair Jason Kish; Vice Chair Gregg Clymer; Commissioner Maria Sambito; Commissioner Anthony Wang; Commissioner Kent Hegedus; Commissioner Jeremiah Smith; Commissioner Marlon Booth

## **APPROVE MINUTES**

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on December 6, 2023.

**MOTION BY** Commissioner Marlon Booth, **SECONDED BY** Commissioner Kent Hegedus to **APPROVE** the draft minutes of the Planning and Zoning Commission meeting on December 6, 2023. The motion carried by the following vote:

AYE: Chair Jason Kish, Vice Chair Gregg Clymer, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Kent Hegedus, Commissioner Maria Sambito, 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. **REZONE APPROXIMATELY 51 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY**

Chairman Kish opened the public hearing at 6:02pm.

Principal Planner Christian Williams presented the request to rezone the approximately 51 acres from Preliminary PAD to a PAD Zoning District with an underlying zoning district of I-1 (Light Industrial) with a PAD Overlay. The rezone would change the currently allowed uses on the property from preliminary Retail and Business Park to Light Industrial with a PAD overlay that would allow for Convenience Storage Mini-Storage on the eastern portion of the property. The use of a PAD Overlay is justified because the current development standards for I-1 (Light Industrial) do not include, as permitted uses, Convenience Storage Mini-Storage and this use is one of the few uses suitable for the portion of the property being rezoned. The portion of the property the applicant is interested in potentially developing as a Convenience Storage Mini-Storage on is generally located north of the Arizona Department of Transportation (ADOT) property and the city of Goodyear Fire Station 181 site. The site is a long and narrow, 155-foot-deep by 860-foot-long parcel that is not located adjacent to any arterial roadways. The PAD Overlay also calls for design enhancements that will provide for an enhanced light industrial development.

Commission asked what type of industrial jobs would the project bring. Mr. Williams explained that any of the uses within I-1 zoning would be allowed with the exception of a cross-dock facility which may limit the type of users.

Commission asked about truck traffic and whether there would be less due to no cross-dock facilities being allowed. Mr. Williams stated that the zoning does not limit the uses but because of the likely size of the buildings, it is possible that there will not be as many trucks as a typical industrial project.

Commission asked whether this project will compliment the architectural design of the current buildings on Bullard. Mr. Williams explained that there would be enhanced landscaping on Bullard and this zoning stipulates that truck courts would be screened if they are along Van Buren.

There being no public comment, Chairman Kish closed the public hearing at 6:10pm.

**MOTION BY** Commissioner Marlon Booth, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 23-200-00008 REZONE APPROXIMATELY 51 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY. The motion carried by the following vote:

AYE: Chair Jason Kish, Vice Chair Gregg Clymer, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

3. **REZONE APPROXIMATELY 71.48 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO AND I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY**

Chairman Kish opened the public hearing at 6:11pm.

Principal Planner Christian Williams presented the request to rezone approximately 71.48 acres generally located at the southeast corner of N. Bullard Avenue and Interstate-10 (Papago Freeway) from Planned Area Development (PAD) to I-1 (Light Industrial) with PAD Overlay. The rezone would change the currently allowed uses on the property from preliminary Regional Retail to industrial with a PAD overlay that would allow certain additional permitted commercial uses including a large retail/convenience store with a convenience use gas station and car wash and the ability to utilize a Comprehensive Sign Package for the development of freeway pylon signs. The use of a PAD Overlay is justified because the current development standards for I-1 (Light Industrial) does not include, as permitted uses, Gas Station Convenience Uses (defined below) with accessory car washes at the scale being proposed within this development or other complimentary commercial uses. Additionally, considering the scale and size of potential commercial development along the Interstate-10, the PAD Overlay allows freeway pylon signs to be administered outside of the Use Permit process, within a Comprehensive Sign Package. The PAD Overlay also calls for design enhancements that will provide for an attractive development. One (1) retail store or convenience store that exceeds 50,000 square feet in size with a gas station with fueling pumps and canopies ("Large Retail User with Gas Station") shall be permitted to be developed within The Property and outdoor vending machines, ice machines, vending kiosks, outdoor display of goods, and the like shall be permitted to be stored outdoors adjacent to the retail/convenience store according to certain stipulations.

Commission asked about the uses allowed within the site, Mr. Williams explained that the exhibit is conceptual of what could locate, but the site allows for flexibility to have commercial throughout the entirety of the property.

The applicant was present and available for questions.

Thomas Schoaf, representing the Jacob's family, spoke and requested a stipulation to require the property owner to relocate existing traffic signals located at the private driveway of the Snyder's property and at the entrance from Bullard to the property to align with the alignment of Roosevelt street.

There being no further public comment, Chairman Kish closed the public hearing at 6:23 pm.

Commission asked about the proposed stipulation from Mr. Schoaf. Deputy Director of Planning Katie Wilken stated that relocating the existing traffic signals is a private matter between the 3 property owners. Roosevelt is not a continuous public street in this area, as it is private drive. There is no site plan being approved with the zoning action nor is the traffic signal location being set or determined with the zoning action. The site plan would be the appropriate time to look at the traffic signal location. Also, due to the location near the freeway, ADOT has to approve traffic signal locations and the city does not know whether ADOT or the other property owners would approve of the relocation of the traffic signal. The rezone does not prevent the traffic signal from being relocated. If the property owners work together and get the proper approvals, it is something the city could entertain.

Commission asked about the center line of the drive as shown by Mr. Schoaf. Mr. Williams explained that the signal alignment was a private property owner decision to provide access to those properties.

Commission asked whether the signal locations are reviewed by staff as part of this rezone. Mr. Williams stated that to provide access to the existing properties where the signal is placed, the signal is in an appropriate location. If the signal was requested to be moved at a later date, that would be a private property owner matter if they wanted to work with the city to adjust it. The development that is proposed and was proposed when the signal went in would work for this property.

Commission asked about access easement rights. Mr. Williams stated that would also be a private property owner matter.

Commission discussed the alignment of the traffic signal at the driveway of the Snyder's property.

**MOTION BY** Commissioner Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 23-200-00009 REZONE APPROXIMATELY 71.48 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO AND I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY. The motion carried by the following vote:

AYE: Chair Jason Kish, Vice Chair Gregg Clymer, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

## BUSINESS

### 4. ELECT CHAIRMAN AND VICE CHAIRMAN

Chairman Kish nominated Vice Chairman Clymer to become the new Chair of the Planning and Zoning Commission.

**MOTION BY** Chair Jason Kish, **SECONDED BY** Commissioner Marlon Booth to APPOINT Gregg Clymer as the new Chair of the Planning and Zoning Commission. The motion carried by the following vote:

AYE: Chair Jason Kish, Vice Chair Gregg Clymer, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

Vice Chairman Clymer nominated Commissioner Sambito to become the new Vice Chair of the Planning and Zoning Commission.

**MOTION BY** Vice Chair Gregg Clymer, **SECONDED BY** Commissioner Anthony Wang to APPOINT Maria Sambito as the new Vice Chair of the Planning and Zoning Commission. The motion carried by the following vote:

AYE: Chair Jason Kish, Vice Chair Gregg Clymer, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

#### **STAFF COMMUNICATIONS**

Deputy Director of Planning Katie Wilken explained that the Council Subcommittee is meeting to go over the applications for the vacant Commission seat.

Ms. Wilken reviewed the items previously seen before the Commission.

Ms. Wilken explained that the next few meetings would include zoning ordinance text amendments.

#### **NEXT MEETING**

The next Planning and Zoning Commission meeting will be held on February 14, 2024 at 6 pm at the Goodyear City Hall Council Chambers.

#### **ADJOURNMENT**

There being no further business to discuss, Chairman Kish adjourned the meeting at 6:35 p.m.

Respectfully Submitted by:

\_\_\_\_\_  
Alissa Magley, Commission Secretary

Date: \_\_\_\_\_

Approved at Planning & Zoning Commission Meeting held on \_\_\_\_\_, 2024.