

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



Wednesday, May 8, 2024

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Chairman Clymer called the meeting to order at 6 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioner Jason Kish; Chairman Gregg Clymer; Vice Chair Maria Sambito; Commissioner Kent Hegedus; Commissioner Marlon Booth

Absent: Commissioner Anthony Wang; Commissioner Jeremiah Smith

MOTION BY Commissioner Jason Kish, **SECONDED BY** Commissioner Marlon Booth to EXCUSE Commissioners Wang and Smith from the meeting. The motion carried by the following vote:

AYE: Commissioner Jason Kish, Chairman Gregg Clymer, Commissioner Kent Hegedus,
Commissioner Marlon Booth, Vice Chair Maria Sambito

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on April 17, 2024.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Vice Chair Maria Sambito to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on April 17, 2024. The motion carried by the following vote:

AYE: Commissioner Jason Kish, Chairman Gregg Clymer, Commissioner Kent Hegedus,
Commissioner Marlon Booth, Vice Chair Maria Sambito

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 OF A PORTION OF LOTS 16 AND 17 IN AIRPORT COMMERCCENTER

Chairman Clymer opened the public hearing at 6:04 pm.

Planning Manager Christian Williams presented the request for a rezone of approximately 5.6 acres of land generally located east of the southeast corner of El Sol and Bullard Avenue within the Airport Commercenter Planned Area Development (PAD), from PAD with underlying Light Industrial Park (I-1) zoning to General Industrial Park (I-2) zoning with a PAD Overlay. The I-2 zone will permit the development of a truck terminal and logistics office on the site. This particular permitted use under the I-2 (General Industrial Park) Zoning District is appropriate for this location, but not all permitted uses under the I-2 (General Industrial Park) Zoning district are appropriate at this location. The PAD Overlay will restrict certain other I-2 uses that are not appropriate for this location. Additionally, the PAD Overlay will modify the minimum front setback for the Property from fifty (50) feet to twenty-five (25) feet and the minimum side setback from thirty (30) feet to twenty (20) feet. All other development standards not included in the PAD Overlay will be regulated in accordance with the standards of the City of Goodyear Zoning Ordinance, Design Guidelines, Subdivision Regulations, and other regulatory documents. Although there is reduction in setback from the standards already applicable to the I-2 (General Industrial Park) zoning district, the modified setbacks represent an increase over the setbacks that would otherwise apply under the existing PAD zoning. Although a conceptual site plan for the truck terminal has been provided for review, no development plans will

be approved with the rezone application.

Commission asked about truck traffic in the area and how much this development would contribute to that. Mr. Williams explained that this section of Bullard is between MC85 and the future SR30, both major truck routes. This development is for their business, and while there may be trucks coming and going, this property is intended as a place for trucks to park that is screened and safe.

Commission asked about the screening. Mr. Williams stated that he believed there is an 8-foot screen wall in the front of the property, with a storage facility to the east. The property is located on a fully developed street

Commission asked for clarification on emergency access. Mr. Williams explained that he was not sure if the exhibit showed the emergency access but the property would be required to abide by all emergency access requirements.

Commission asked about the church to the west and whether this development would interfere with their operations and parking. Mr. Williams stated that this site is responsible for parking all of their trucks and office parking on the site.

Commission asked about the improvement of Bullard. Mr. Williams stated that as the development west of Bullard comes in, they would be responsible for their half-street improvements.

There being no public comment, Chairman Clymer closed the public hearing at 6:14 pm.

MOTION BY Commissioner Jason Kish, **SECONDED BY** Vice Chair Maria Sambito to RECOMMEND approval for case P23-20000003 REZONE OF A PORTION OF LOTS 16 AND 17 IN AIRPORT COMMERCENTER. The motion carried by the following vote:

AYE: Commissioner Jason Kish, Chairman Gregg Clymer, Commissioner Kent Hegedus,
Commissioner Marlon Booth, Vice Chair Maria Sambito

Passed - Unanimously

STAFF COMMUNICATIONS

Planning Manager Christian Williams reviewed the items previously seen before the Commission.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on June 12, 2024 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:17 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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