

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



Wednesday, February 12, 2025

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: Chairman Gregg Clymer; Vice Chair Maria Sambito; Commissioner Kent Hegedus;
Commissioner Marlon Booth; Commissioner Anthony Wang; Commissioner Jeremiah Smith;
Commissioner Ernie Nepomuceno

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on January 15, 2025.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Marlon Booth to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting on January 15, 2025.
The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Kent Hegedus,
Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Jeremiah
Smith, Commissioner Ernie Nepomuceno

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 (CONVENIENCE STORE WITH A GAS STATION)**

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

Senior Planner Justin Gabrielson presented the request for a Use Permit for a Convenience Use (QuikTrip convenience store with a gas station) proposed on an approximately 5.13-acre portion of a larger 15.19 acre lot, on the southwest corner of MC-85 & South Estrella Parkway. The subject property is currently zoned C-2 (General Commercial) under the Estrella Commerce Park Planned Area Development (PAD) Overlay. The proposed QuikTrip Site Plan includes an approximately 5,312 square-foot convenience store, an 8,176 square-foot auto fuel canopy area with 10 gasoline fueling pumps for up to 20 vehicles, and a 2,554 square foot truck fueling canopy area with 3 semi-truck fueling pumps. No other truck stop service will be provided, and no overnight parking shall be allowed. The applicant will be providing outdoor seating on the northeast corner of the lot. The Property will be accessible from MC-85 and South Estrella Parkway. On-site parking will be provided, and conforms with applicable city standards. The design for the building will utilize the materials and colors that meet the City Design Guidelines and will act as a base for the remainder of the site.

Commission asked for clarification on the ingress and egress from the site. Mr. Gabrielson reviewed the turning options into and out of the site.

Commission asked about ownership of the property and whether the lot would be split. Mr. Gabrielson confirmed with the applicant that QuikTrip would own the property and the property will be split.

There being no public comment, Chairman Clymer closed the public hearing at 6:09 pm.

Commission expressed appreciation for the location of the development.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for USE PERMIT FOR A CONVENIENCE USE (CONVENIENCE STORE WITH A GAS STATION). The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Ernie Nepomuceno

Passed - Unanimously

BUSINESS

3. VANTAGE DATA CENTERS CSP AMENDMENT #1

Senior Planner Kyle Abbott presented the request for approval to amend the Vantage Data Centers Comprehensive Sign Program. The amended sign program will allow for the addition of a monument sign at the southeast corner of W. Van Buren Street and N. Bullard Avenue and adjustments to quantities, locations, and types of signs within the property. The property is zoned I-1 (Light Industrial Park) and the original Vantage Data Centers Comprehensive Sign Program (CSP) was originally approved by City Council on February 28, 2022. At the time, the city had contemplated the purchase of a portion of the site to provide a gateway entry monument for the larger Bullard Tech Corridor, however, since that time, the city has decided not to pursue this public development. This request is a major amendment and therefore requires Commission and Council review and approval. The amendment includes changes to wall signs, canopy signs, vehicular directional signs, and monument signage.

Commission asked for confirmation that the new signage would not affect traffic signage. Mr. Abbott confirmed that the signage will not be within the site visibility triangle.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for VANTAGE DATA CENTERS CSP AMENDMENT #1. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Ernie Nepomuceno

Passed - Unanimously

STAFF COMMUNICATIONS

None.

NEXT MEETING

The next Planning and Zoning Commission Meeting will be held on March 12, 2025 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:18 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2025.