

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



**Wednesday, March 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 Jeremiah Smith

Absent: Commissioner Anthony Wang; Commissioner Ernie Nepomuceno

**MOTION BY** Commissioner Marlon Booth, **SECONDED BY** Commissioner Kent Hegedus to  
EXCUSE Commissioner Wang and Commissioner Nepomuceno from the meeting. The motion  
carried by the following vote:

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

Passed - Unanimously

## **APPROVE MINUTES**

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on February 12, 2025.

**MOTION BY** Commissioner Kent Hegedus, **SECONDED BY** Commissioner Marlon Booth to  
APPROVE the draft minutes of the Planning and Zoning Commission meeting on February 12,  
2025. The motion carried by the following vote:

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

Passed - Unanimously

## **PUBLIC COMMENTS**

Resident Jeff Redmon spoke about development growth, resident notifications and communication around development projects, specifically the 500-foot notification area for public notices. Chairman Clymer asked staff to contact the resident and Vice Chair Sambito requested that the item be added to a future agenda for discussion.

### 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 66.6 ACRES LOCATED NORTHWEST OF WEST CELEBRATE LIFE WAY AND NORTH LITCHFIELD ROAD, KNOWN AS CELEBRATION PLAZA, FROM PLANNED AREA DEVELOPMENT (PAD) TO CELEBRATION PLAZA 1ST AMENDED PLANNED AREA DEVELOPMENT**

Chairman Clymer opened the public hearing at 6:09 pm.

Senior Planner Justin Gabrielson presented the request to rezone approximately 66.6 acres from Goodyear Celebration Plaza Planned Area Development to Celebration Plaza 1st Amended Planned Area Development. The Property is currently zoned Planned Area Development per the Goodyear Celebration Plaza PAD, approved by the City in 2023 as Case No. 22-200-00014. This request is to amend the current limit of one standalone drive through, within Land Use District C-2 to allow two standalone drive throughs, plus, unlimited endcap drive throughs for all buildings constructed that accommodate at least three tenants, one being a drive through.

Commission asked if there were eminent proposals for the site. Mr. Gabrielson stated that there have been pre-application meetings for the site and this would give the applicant more flexibility in filling the site. Everything received has been preliminary and the intention seems to be hotels on the north side, with restaurants and shops to the south.

Commission asked if this will restrict the property to two drive throughs. Mr. Gabrielson explained that this would restrict the property to two standalone drive throughs, but they could construct unlimited endcap drive throughs.

The applicant was present and available for questions.

One speaker card was received in support of the application from Jeff L. who did not wish to speak.

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

**MOTION BY** Vice Chair Maria Sambito, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for REZONE APPROXIMATELY 66.6 ACRES LOCATED NORTHWEST OF WEST CELEBRATE LIFE WAY AND NORTH LITCHFIELD ROAD, KNOWN AS CELEBRATION PLAZA, FROM PLANNED AREA DEVELOPMENT (PAD) TO CELEBRATION PLAZA 1ST AMENDED PLANNED AREA DEVELOPMENT. The motion carried by the following vote:

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

Passed - Unanimously

## BUSINESS

### 3. ACKNOWLEDGE COMMISSIONER SMITH

Commission recognized Commissioner Smith for his time, insight and contributions to the Planning and Zoning Commission.

## STAFF COMMUNICATIONS

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

## NEXT MEETING

The next Planning and Zoning Commission meeting will be held on April 9, 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.