

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



Wednesday, May 7, 2025

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Chairman Clymer called the meeting to order at 6 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Gregg Clymer; Vice Chair Maria Sambito; Commissioner Kent Hegedus;
Commissioner Marlon Booth; Commissioner Anthony Wang; Commissioner Ernie Nepomuceno;
Commissioner Teri Roberts

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on April 9, 2025.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Kent Hegedus to **APPROVE** the draft minutes of the Planning and Zoning Commission meeting on April 9, 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 Ernie
Nepomuceno, Commissioner Teri Roberts

Passed - Unanimously

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

BUSINESS

2. COMPREHENSIVE SIGN PACKAGE FOR ESTRELLA FALLS AND GSQ

Assistant Planner Jimmy Carreon presented the request to approve a new Comprehensive Sign Package (CSP) for Estrella Falls, Goodyear Civic Square and GSQ Regional Center, located north of McDowell Road between PebbleCreek Parkway and Bullard Avenue for the approximately 330 acres of commercial retail and mixed-use property. This new CSP will merge the two existing CSPs into one unified CSP document, removing any conflicts and contradictions. Currently, there are two approved CSPs within the 330-acre area (the Estrella Falls CSP and the GSQ CSP) that have varying design themes. The existing standards for Estrella Falls, as well as the existing freeway pylon associated with the center, will be subject to the same standards listed within the Estrella Falls CSP and Goodyear Civic Square will be subject to the same standards listed within the GSQ CSP. However, the design standards for the commercial and mixed-use area located within the GSQ Regional Center will be updated to mirror the standards of the GSQ CSP, by utilizing the same materials, color palette, and design theme. This update will provide a cohesive and seamless look and feel for future development in the area east of the Bullard Wash. The request also includes updates to the design of two previously approved pylon signs.

Commission asked how will new businesses in the various areas included in the CSP know which standards to follow. Mr. Carreon stated that the design standards will remain the same for Estrella Falls, and any design standard update would be a separate action.

Commission asked how this application compares with other signage requests within the city. Mr. Carreon explained that the application will expand the current standards for GSQ to the East, encompassing the GSQ Regional Center to provide cohesiveness through the two areas. The current sign package goes beyond city standards but was already approved by City Council for GSQ; this change will allow for consistency within the area.

The applicant was present and available for questions.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for COMPREHENSIVE SIGN PACKAGE FOR ESTRELLA FALLS AND GSQ. 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 Ernie Nepomuceno, Commissioner Teri Roberts

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 11, 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 6:21 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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