



Wednesday, August 13, 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 Teri Roberts

Absent: Commissioner Ernie Nepomuceno

Commissioner Hegedus attended the meeting telephonically.

MOTION BY Commissioner Anthony Wang, **SECONDED BY** Vice Chair Maria Sambito to EXCUSE Commissioner Nepumuceno 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 Anthony Wang, Commissioner Teri Roberts

Passed - Unanimously

APPROVE MINUTES

1. APPROVE THE DRAFT MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING ON JUNE 11, 2025.

MOTION BY Vice Chair Maria Sambito, **SECONDED BY** Commissioner Anthony Wang to APPROVE the draft minutes of the Planning and Zoning Commission Meeting held on June 11, 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 Teri Roberts

Passed - Unanimously

PUBLIC COMMENTS

None

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Roberts disclosed that she is one of the residents living within 500 feet of the proposed apartment complex on Monte Vista Road and Pebble Creek Parkway who received a postcard notification about the rezoning case on tonight's agenda (Item #4). She had a conversation with the project developers over a year ago and attended a meeting at Goodyear City Hall about the project. She has also had conversations with neighbors who are directly affected by the development.

CONSENT

MOTION BY Vice Chair Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND APPROVAL of Consent Agenda items 2 and 3 to the City Council. 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 Teri Roberts
Passed - Unanimously

2. **SECOND AMENDMENT TO THE COMPREHENSIVE SIGN PACKAGE FOR GOODYEAR MUNICIPAL COMPLEX**
3. **RECOMMEND APPROVAL OF THE SECOND AMENDMENT TO THE COMPREHENSIVE SIGN PACKAGE FOR SHOPS AT SERAFINA**

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
4. **REZONE APPROXIMATELY 17.55 ACRES FROM PAD TO PAD WITH UNDERLYING MF-24 WITH A PAD OVERLAY FOR PICERNE AT PALM VALLEY**

Chairman Clymer opened the public hearing at 6:06 p.m.

Ann Dolmage, Principal Planner, presented a PAD rezone request for Picerne at Palm Valley. The approximately 17.55-acre site is generally located on the northwest corner of Pebble Creek Pkwy and Monte Vista Rd. The Property is located within the Palm Valley Phase VIII PAD, approved on May 9, 2005. Pursuant to the PAD, the zoning district of High Density Residential MF 1-18 is the city equivalent of Multi-Family (MF-18) and is the applicable zoning to the Property. At 17.55 acres, the Property can accommodate up to 315 units under the current zoning.

The request is to remove the subject property from the Palm Valley VIII PAD and rezone it to PAD with an underlying zoning of Multi-Family (MF-24) with a PAD Overlay, to permit a multi-family development of up to 24 units per acre. The conceptual site plan proposes to construct 383 units on the property, which will result in an actual density of 21.8 units per acre.

Taylor Earl with Earl & Curley, P.C. spoke on behalf of the applicant. Mr. Earl confirmed that the site is already zoned for multi-family development and that the current request is to add an additional 68 units over what current zoning allows in exchange for site upgrades such as enhanced landscaping and amenities. Mr. Earl also outlined the history of the project, and recent meetings held with adjacent property owners to keep them informed and address potential concerns.

Commission asked about the need for extra density in this area adjacent to large-lot single-family homes. Mr. Earl responded that the impacts from additional density would be addressed by adding additional traffic access points, a deceleration lane, and by mitigating views from three-story units with updated window designs. Commission also asked how vacancy rates might affect the development in the future. Mr. Earl responded that high-capacity transportation corridors would be a logical location for increased density, and that market conditions indicate that the elevated product type offered matches the needs of the proposed location.

Five speaker cards were received, all in opposition to the rezoning. Three residents spoke, Robert Buswell, Michelle Wallace, and Mark Slager, citing concerns with traffic, privacy, and the potential negative impact to their property values by allowing three-story buildings on the site where current zoning caps the height at two stories. The other two residents, Jeff Levy and Scott Wallace, chose not to speak.

The applicant was asked about a proposed donation towards the cost of a locked gate to restrict access to a resident-only trail in the Portales neighborhood. Mr. Earl confirmed that the applicant would commit to the donation, but that the actual decision to construct the gate would be up to the Portales HOA.

There being no further public comment, Chairman Clymer closed the public hearing at 6:46 p.m.

MOTION BY Commissioner Anthony Wang, **SECONDED BY** Vice Chair Maria Sambito to RECOMMEND APPROVAL of the request to rezone approximately 17.55 acres from PAD to PAD with underlying MF-24 with a PAD overlay for Picerne at Palm Valley. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang

NAY: Vice Chair Maria Sambito, Commissioner Teri Roberts

Passed

5. **USE PERMIT FOR A CONVENIENCE USE (CONVENIENCE STORE WITH A GAS STATION)**

Chairman Clymer opened the public hearing at 6:56 p.m.

Kyle Abbot, Senior Planner, presented the agenda item. The approximately 1.29-acre property is located at the southeast corner of W. Virginia Ave and N. PebbleCreek Pkwy. The Property is zoned C-2 General Commercial which was approved by City Council on May 21, 2006. The C-2 General Commercial zoning designation establishes convenience uses such as a convenience store with a gas station as a use that requires approval of a Use Permit. The conceptual site plan includes an approximately 5,191 square-foot convenience store with an approximately 2,744 square-foot fuel canopy area, providing four gasoline fueling pumps that can serve up to eight vehicles at a time.

In accordance with the city's Citizen Review Ordinance, a neighborhood meeting was held on June 18, 2025, at Goodyear City Hall. One person attended the meeting in support of the project and stated they were looking forward to that corner being developed. Staff received one email from a concerned resident who was questioning why a convenience store would be allowed to be built at this location. The resident had concerns about neon lights and signage. All outdoor lighting on the property is required to conform to the standards established in Article 10 (Outdoor Light Standards) of the City of Goodyear Zoning Ordinance. Additionally, the resident asked for a large wall to

surround the Use Permit property. The applicant proposes screen walls along street frontages, which meet the city requirements for screening.

Jeff Koski with Archicon Architects & Interiors, L.C. spoke on behalf of the applicant. Mr. Koski relayed the applicant's interest in opening their proposed project in Goodyear.

Commission asked about how the building elevations would look on the west elevation, facing PebbleCreek, and about the possible addition of more green screens to enhance the landscaping. Mr. Koski responded by describing the proposed elevations and stating that there would be a shade structure and green screens provided to add interest to the west elevation landscaping.

One speaker card was received in support of the project. The resident, Jeff Levy, spoke about other approved projects in the area that lacked landscape screening. He also spoke favorably of visiting this same vendor in another city, and of the need for a convenience store in this particular area of Goodyear.

There being no further questions, Chairman Clymer closed the public hearing at 7:05 p.m.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Teri Roberts to RECOMMEND CONDITIONAL APPROVAL of the 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 Teri Roberts
Passed - Unanimously

6. **USE PERMIT FOR A CONVENIENCE USE (CAR WASH)**

Chairman Clymer opened the public hearing at 7:07 p.m.

Kyle Abbott, Senior Planner, presented the agenda item. The Property consists of approximately 1.26 acres of land and is located east of the southeast corner of N. 166th Avenue and W. Indian School Road. The Property is zoned Planned Area Development (PAD) and has an underlying C-2 General Commercial zoning. The PAD zoning was approved by City Council on January 13, 2008 with an underlying C-2 General Commercial zoning designation that establishes convenience uses such as a car wash as a use that requires approval of a Use Permit.

The applicant is requesting approval of a Use Permit to facilitate the development of a Super Star Car Wash on the subject property. The conceptual site plan includes an approximately 4,000 square-foot car wash facility. The site will include three (3) point-of-sale pay stations and 17 self-serve vacuum stations. The property will be accessible from W. Indian School Road and via an internal drive accessible from N. 166th Avenue. The on-site parking, as reflected on both the conceptual site plan and the conceptual landscape plan, will be provided in conformance with the approved Master Site Plan for the Triangle at PV 303 and all applicable city standards.

In accordance with the city's Citizen Review Ordinance, a neighborhood meeting was held July 30, 2025, at Goodyear City Hall. Two members of the public attended the meeting. Topics discussed during the meeting included proposed building height, general support for building colors and elevations, and landscaping. One resident stated they were looking forward to the development.

Madison Leake with Burch & Cracchiolo, P.A. spoke on behalf of the applicant. Ms. Leake discussed the challenges of the site configuration and thanked staff for their recommendation and assistance.

One speaker card was received in support of the proposed project. The resident, Jeff Levy, did not wish to speak.

There being no questions, Chairman Clymer closed the public hearing at 7:12 p.m.

MOTION BY Commissioner Anthony Wang, **SECONDED BY** Commissioner Teri Roberts to RECOMMEND CONDITIONAL APPROVAL of the Use Permit for a convenience use (car wash). 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 Teri Roberts
Passed - Unanimously

NEXT MEETING

The next meeting of the Planning and Zoning Commission will take place on
September 10, 2025 at 6:00 p.m.

STAFF COMMUNICATIONS

None

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 7:14 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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