

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



Wednesday, October 15, 2025

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: Vice Chair Maria Sambito

Commissioner Hegedus attended the meeting telephonically.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Teri Roberts to EXCUSE Vice Chair Sambito from the meeting. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth,
Commissioner Anthony Wang, Commissioner Ernie Nepomuceno, Commissioner Teri Roberts

Passed - Unanimously

PUBLIC COMMENTS

No comments were received from the public.

CONSENT

1. APPROVAL OF MINUTES

Approve the draft minutes of the Planning and Zoning Commission Meeting on September 10, 2025.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Teri Roberts to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on September 10, 2025. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Ernie Nepomuceno, Commissioner Teri Roberts

Passed - Unanimously

DISCLOSURE OF EX PARTE COMMUNICATIONS

No disclosures were needed.

PUBLIC HEARINGS

2. **USE PERMIT FOR A CONVENIENCE USE DRIVE-THROUGH EAST OF THE NORTHEAST CORNER OF WEST INDIAN SCHOOL ROAD AND NORTH SARVIAL AVENUE, WITHIN PALM VALLEY PHASE V**

Chairman Clymer opened the public hearing at 6:04 p.m.

Planning Manager Christian Williams presented the request for a convenience use for a drive-through generally located east of the northeast corner of West Indian School Road and North Sarival Avenue, currently zoned PAD with underlying C-1 (Neighborhood Commercial). The applicant is requesting the development of a proposed 10,000 sq ft multi-tenant retail building with a drive-through window located on the west side of the building. The proposed drive-through window would be 230 feet from the nearest residentially zoned parcel and shielded by a screen wall directly behind the speaker box. Several conditions of approval are recommended in order to minimize impacts to the surrounding residential neighborhoods.

Commission asked for clarification as to why this application was coming before them. Mr. Williams responded that any application containing a drive-through window within 500 feet of a residential parcel would require approval of a Conditional Use Permit unless the specific zoning stated otherwise. Commission also asked about access to the site and buffering between the commercial and residential parcels. Mr. Williams stated that access would be available from both Indian School and Sarival, and that any development of the parcel would require completion of landscaping to buffer the commercial uses from the residential areas.

Madison Leake with Burch & Cracchiolo, P.A. spoke on behalf of the applicant. Ms. Leake discussed the history of the zoning on the parcel and possible tenants for the proposed commercial buildings.

No speaker cards were received regarding the proposed project.

There being no public input, Chairman Clymer closed the public hearing at 6:16 p.m.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND APPROVAL of the Use Permit for a convenience use drive-through restaurant on the subject property subject to Conditions of Approval. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Ernie Nepomuceno, Commissioner Teri Roberts

Passed - Unanimously

BUSINESS

3. ZONING ORDINANCE UPDATE – WORK SESSION

Planning Manager Christian Williams presented the agenda item assisted by Principal Planner Guadalupe Ortiz-Cortez and Consultant Matt Klyszeiko of Michael Baker International. Commission received an update on the Zoning Ordinance comprehensive update, scheduled for adoption prior to July 2026. The comprehensive Zoning Ordinance update aims to protect our residents' health, safety, and welfare by establishing land use classifications, and imposing regulations on land use, building dimensions, and open space among other regulations.

Staff presented information about the adoption process and sought feedback from the Commission on proposed enhancements to the public noticing process, Use Permit and Permitted Uses, opportunities for expansion of permitted housing types and temporary signage standards for multi-family developments.

Commission discussed other municipalities' noticing requirements, the timeframe of the Zoning Ordinance update, and collection of public input about proposed changes. Commission also asked about permitted uses in industrial areas and design standards for certain housing types. Staff stated that some ordinance language would be updated to provide clarification of uses and outlined the role of the city's design guidelines in upholding development standards. No action was taken on this item.

INFORMATION ITEMS

Development Services Director Katie Wilken provided an update on a Council action for the Estrella 14 PAD rezone, previously recommended for approval by the Commission. This case was approved by City Council on September 22, 2025.

Ms. Wilken also notified the Commission that city staff would be making a presentation on traffic updates at the next scheduled meeting.

FUTURE MEETINGS

The next meeting of the Planning and Zoning Commission is tentatively scheduled to take place on November 5, 2025 at 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 7:19 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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