

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



Wednesday, November 5, 2025

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Chairman Clymer called the meeting to order at 6:00 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

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Kent Hegedus to EXCUSE 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 Anthony Wang, 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 October 15, 2025.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Vice Chair Maria Sambito to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on October 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 Teri Roberts

Passed - Unanimously

DISCLOSURE OF EX PARTE COMMUNICATIONS

No disclosures were needed.

PUBLIC HEARINGS

2. **USE PERMIT FOR A CONVENIENCE USE (CONVENIENCE STORE WITH GAS STATION) WEST OF THE NORTHWEST CORNER OF WEST ROOSEVELT STREET AND NORTH ESTRELLA PARKWAY**

Chairman Clymer opened the public hearing at 6:03 p.m.

Senior Planner Kyle Abbott presented the request for a convenience store with gas station generally located west of the northwest corner of West Roosevelt Street and North Estrella Parkway. The property is currently zoned C-2, General Commercial. The conceptual site plan includes an approximately 1,556 square-foot convenience store with an approximately 6,248 square-foot fuel canopy area, providing 10 gasoline fueling pumps that can serve up to 20 vehicles at a time.

The applicant will be providing a traffic signal at the intersection of the center's primary entrance on West Roosevelt Street (this is a four-way intersection that connects Parkway Village and Saddle Mountain to the Walmart center). The applicant will also be modifying the entry driveway medians to mitigate vehicle stacking at the new signal and keep internal driveways from being blocked within the center.

Commission asked the applicant about traffic flow around the site, and the desire to build a gas station at this location, since there are several other gas stations nearby. Ryan Alvarez with Kimley-Horn represented the applicant. Mr. Alvarez explained that a full traffic study had been done as part of the review process, and that the applicant would be working with the City's Engineering department on the timing of the traffic signal prior to construction. Mr. Alvarez provided additional details about the desire for the Use Permit at this location, which included a new discount gas program being rolled out by the Walmart company.

Commission also asked about the timeframe for construction. Mr. Alvarez responded that completion could be within three or four months once approvals are in place, but that the timeframe could be variable based on individual site conditions.

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

There being no further public input, Chariman Clymer closed the public hearing at 6:13 p.m.

MOTION BY Vice Chair Maria Sambito, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND CONDITIONAL APPROVAL of the Use Permit for a Convenience Use (convenience store with a gas station) on the subject property, subject to Conditions of Approval. 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

INFORMATION ITEMS

Development Services Director Katie Wilken provided an update on a Use Permit with drive-through that was approved by Council at their most recent meeting as recommended by the Commission. Ms. Wilken also updated the Commission about the status of a Council work session on the Zoning Ordinance update.

Ms. Wilken notified the Commission that the Deputy Director of Development Engineering would be available at the next meeting to answer any traffic-related questions pertaining to zoning cases that will come before them at that meeting. There will then be a work session about traffic and the Transportation Master Plan scheduled after the holidays.

Development Services Administrator Caroline Ruiz notified Commissioners that the 2026 Planning and Zoning Commission Calendar would be on the agenda for their review at the December meeting.

FUTURE MEETINGS

The next meeting of the Planning and Zoning Commission is tentatively scheduled to take place on December 3, 2025 at 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:16 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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