

DRAFT

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



Wednesday, July 1, 2026

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; Commissioner Anthony Wang; Commissioner Justin McLendon; Commissioner Monica Lee

Absent: Commissioner Kent Hegedus; Commissioner Marlon Booth; Commissioner Teri Roberts

MOTION BY Commissioner Monica Lee, **SECONDED BY** Commissioner Anthony Wang to EXCUSE Commissioners Hegedus, Roberts and Booth from the meeting. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Justin McLendon, Commissioner Monica Lee
Passed - Unanimously

PUBLIC COMMENTS

No comments were received from the public.

CONSENT

1. APPROVAL OF MINUTES

MOTION BY Commissioner Justin McLendon, **SECONDED BY** Commissioner Monica Lee to APPROVE the draft minutes of the Planning and Zoning Commission meeting on June 10, 2026. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Justin McLendon, Commissioner Monica Lee
Passed - Unanimously

DISCLOSURE OF EX PARTE COMMUNICATIONS

No disclosures were needed.

PUBLIC HEARINGS

2. USE PERMIT FOR CONVENIENCE STORE WITH GAS STATION AT COTTON LANE AND MC-85

Chairman Clymer opened the public hearing at 6:02 p.m.

Principal Planner Ann Dolmage presented the request for a rezoning of approximately a 5.22-acres located on the southwest corner of MC-85 and Cotton Lane. The proposed use is a single-story, 4,867-square-foot convenience store, with retail gasoline sales, which will utilize C-2 permitted uses and development standards. A new Use Permit is requested to establish direct access to the convenience store and gas station from MC-85, via a new driveway to the Project site. If approved, the new Use Permit will also modify the layout of the store building, fuel pumps, landscaping, and traffic circulation within the Project site.

Frank Gawdun with Esencia LLC, representing the applicant, was available for questions and briefly reviewed the history of the project and the changes requested through this rezoning.

No speaker cards were received for this item.

There being no further discussion, Chairman Clymer closed the public hearing at 6:10 p.m.

MOTION BY Commissioner Anthony Wang, **SECONDED BY** Commissioner Monica Lee to RECOMMEND APPROVAL of a Use Permit for a convenience use (convenience store including retail gasoline sales) on approximately 5.22 acres zoned as Planned Area Development (PAD) with underlying flexible zoning that permits industrial, commercial and public facilities uses located at the southwest corner of Cotton Lane and MC-85. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Justin McLendon, Commissioner Monica Lee
Passed - Unanimously

3. ZONING ORDINANCE COMPREHENSIVE UPDATE

Chairman Clymer opened the public hearing at 6:12 p.m.

Staff presented the comprehensive Zoning Ordinance update and sought Commission recommendation of approval to Council. Staff summarized the overall process and timeline, including an analysis of the existing ordinance and how feedback from the public and development community was incorporated into the final draft of the update. Since publication of the public hearing draft on June 12, staff and the consultant have further revised the document to address additional feedback from the development community, correct scrivener's errors, and provide necessary clarity and flexibility.

The Commission asked staff if the final document draft reflected both public and developer feedback on Battery Energy Storage Systems (BESS) and data centers. Staff confirmed that changes to the document did incorporate this feedback.

Four speaker cards were received from non-Goodyear residents in support of the ordinance adoption. Kimberly Faddoul of Glendale, AZ recommended that the city follow nationally recognized safety standards when considering separation requirements for Battery Energy Storage Systems. Kristiana Faddoul-Pepper of Buckeye, AZ spoke about the need for Battery Energy Storage Systems, and encouraged the adoption of a 150-foot setback rather than a 300-foot setback if analysis shows it can be done safely. Cepand Alizadeh, representing the Arizona Technology Council, urged the Commission to evaluate each case on its own merits when considering future technology project standards. Mahalia Munalem of Glendale, AZ voiced concern about limitations placed on home builders with proposed density, lot size and height restrictions for residential housing, but voiced support for the ordinance adoption in general.

There being no further public input, Chairman Clymer closed the public hearing at 6:30 p.m.

MOTION BY Commissioner Anthony Wang, **SECONDED BY** Commissioner Monica Lee to RECOMMEND ADOPTION of Ordinance No. 2026-XXXX to approve the city's Zoning Ordinance comprehensive update. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Justin McLendon, Commissioner Monica Lee
Passed - Unanimously

INFORMATION ITEMS

Development Services Director Katie Wilken reviewed an item previously seen before the Commission. Ms. Wilken also spoke about the successful opening of Buc-ee's and the Commission's role in the review and approval of the project. She also reminded the Commission that the Council would be on summer break until August.

FUTURE MEETINGS

The next Planning and Zoning Commission meeting will be held on August 19, 2026 at 6 p.m. in the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:34 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2026.