



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, December 2, 2020

6:00 PM

Goodyear Municipal Court and Council
Chambers
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

While Planning and Zoning Commission meetings are open to the public, the occupancy has been reduced to implement social distancing. Seating is generally available on a first come basis, but meeting attendees will be cycled in and out if necessary to allow for speakers to speak on certain agenda items.

If you wish to speak during a meeting, please complete a speaker's card so that we may ensure you are in the room for that item.

Face Masks are required and must be worn when moving throughout the building.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

A vote shall be taken at this time to excuse only those Commission members who were unable to attend the meeting due to extenuating circumstances.

MINUTES

1. [P&Z MIN 30-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on November 18, 2020.

PUBLIC COMMENTS

Please complete a speaker card and submit it to the Secretary prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the Secretary has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

Agenda Items:

Members of the public may address the Commission regarding any item on the Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

Citizens Comments / Non-Agenda Items:

Members of the public may address the Commission regarding any non-agenda item within the jurisdiction of the Commission. The Commission will listen to comments and may take any of the following actions:

1. Respond to criticism.
2. Request that staff investigate and report on the matter.
3. Request that the matter be scheduled on a future agenda.

DISCLOSURE OF EX PARTE COMMUNICATIONS

This is an opportunity for Commission members to disclose any ex-parte communications they may have had prior to this meeting on any item scheduled for discussion on this agenda.

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

2. [20-300-00006](#) **USE PERMIT FOR A DRIVE-THROUGH RESTAURANT (BOSA DONUTS AT PARKWAY VILLAGE)**

PROPOSED ACTION:

1. Conduct a public hearing to consider a request for a use permit for a convenience use (drive-through restaurant) on Lot 5 of Parkway Village, located within the Parkway Village center.
2. Recommend approval of a request for a convenience use (drive-through restaurant), subject to stipulations. (Alex Lestinsky, Senior Planner)

3. [20-700-00001](#) **MAJOR GENERAL PLAN AMENDMENT - WAGNER AREA**
 [A](#)

PROPOSED ACTION:

1. Conduct a public hearing to consider a request for a Major General Plan Amendment for 430 acres generally located south of the southeast corner of Broadway Road and Bullard Avenue.
2. Recommend approval of a Major General Plan Amendment to Figure 5.7 in Chapter 5, Physical Growth and Development, and Figure 8.12 in Chapter 8, Land Use and Transportation Plan, of the Goodyear 2025 General Plan by changing the land use designation and freeway alignments shown on said maps and replacing the land use designation and freeway alignments with the land use designation and freeway alignments shown on that certain document titled "Major General Plan Amendment Case No. 20-700-00001 Proposed Changes to Land Use Plan date 10/14/2020,". (Alex Lestinsky, Senior Planner)

STAFF COMMUNICATIONS

1. Comments, Commendations, Report on Current Events and Presentations by Commission Members, staff or members of the public. The Commission may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. § 38-431.02.

2. Director's Summary of Current Events and Reports

The Director may provide a brief summary of current events; however, there can be discussion only on the following matters:

- a. Director's Update on Commission Related Matters
- b. Update of Legislative Issues
- c. Staff Summary of follow up action required
- d. Commission members may direct inquiries to staff

NEXT MEETING

Review the date, time and location of the next meeting, if applicable.

ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

The Planning and Zoning Commission may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A) (3), which will not be open to the public, to discuss certain matters.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With the advance notice of two business days, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

LA CIUDAD DE GOODYEAR SE ESFUERZA POR LOGRAR QUE TODAS LAS REUNIONES PÚBLICAS PROPORCIONEN EL DEBIDO ACCESO PARA PERSONAS CON DISCAPACIDADES. Si recibimos notificación con dos días hábiles de anticipación, podemos proporcionar asistencia especial para las personas con discapacidad visual o auditiva que asistan a esta reunión. Se realizarán adaptaciones para satisfacer peticiones razonables, a solicitud de personas con discapacidades o residentes que no hablen inglés. Llame a la Secretaría Municipal al (623) 882-7830 o a Arizona Relay –sistema de retransmisión de Arizona – (TDD – dispositivo telefónico para sordos) 7-1-1 para hacer la petición necesaria que le permita participar en esta reunión pública.