



Meeting Minutes

Planning & Zoning Commission

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Wednesday, May 20, 2015

6:00 PM

Goodyear Justice Center  
14455 W. Van Buren St., Ste. B101  
Goodyear, AZ 85338

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1. **CALL TO ORDER**

Chairman Peters called the meeting to order at 6:02 pm.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

**Present** 6 - Chairman Ryan Peters, Vice Chairman Vickie Hamilton, Commissioner Cathleen Short, Commissioner Randy Barnes, Commissioner Jason Kish, and Commissioner Kathleen Molony

**Absent** 1 - Commissioner Patrick Bray

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken and Development Services Administrator Bobbie Fulbright

4. **MINUTES**

- 4.1 [P&Z MIN 06-2015](#) Approve draft minutes of the Planning and Zoning Commission meeting held on April 15, 2015.

**MOTION BY Commissioner Hamilton, SECONDED BY Commissioner Kish, to APPROVE the draft minutes, as amended, of the Planning and Zoning Commission meeting held on April 15, 2015, which added the statement from Commissioner Hamilton. The motion carried by the following vote:**

**Ayes** 6 - Chairman Peters, Vice Chairman Hamilton, Commissioner Short, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

**Absent** 1 - Commissioner Bray

5. **PUBLIC COMMENTS**

None.

6. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**7. OLD BUSINESS****7.1 [14-210-00007](#) APPLICATION WITHDRAWN****PEBBLECREEK RENAISSANCE ASSISTED LIVING FACILITY**

The application submitted by Robson and PebbleCreek Properties Limited Partnership for an Assisted Living Facility has been withdrawn. Staff anticipates that we will receive another application for an assisted living facility at this site in the near future. However, at this time it is unknown what the proposal will entail and when it will be submitted.

**8. NEW BUSINESS****8.1 [15-220-00001](#) CITY-INITIATED ZONING ORDINANCE TEXT AMENDMENT**

Katie Wilken, Planning Manager, presented the Staff Report for the City-initiated Zoning Ordinance Text Amendment. Ms. Wilken stated that the purpose of the update to the Zoning Ordinance would create a minor zoning amendment process, allow for larger temporary signs, address digital signs, and provide additional minor updates. Ms. Wilken discussed the changes with the Planning and Zoning Commission. Ms. Wilken stated in Article 4 Administration, Section 4-4-4 Permitted Temporary Uses, that a Temporary Laydown Yard has been added to accommodate APS and construction companies. Laydown Yards are utilized to store construction materials for sites that are under construction. Ms. Wilken stated that Article 8 clarified setback requirements for patios and ramadas. And in addition the City would allow for the use of trailers as sales offices as a temporary use in large undeveloped industrial developments. Article 8 would also allow students who are participating in a Supervised Agricultural Experience, such as Future Farmers of America group, to have up to 3 chickens for a period not to exceed three months. Ms. Wilken stated that the students would have to receive permission from the H.O.A. for the project. Ms. Wilken also mentioned that urban farming has become popular and other cities have moved to this concept.

Commissioner Molony questioned if the chickens would be in the school environment or at the students home. Ms. Wilken stated that this project is at the students home. Commissioner Kish questioned if roosters were allowed. Ms. Wilken stated that roosters would not be allowed. Commissioner Kish suggested that the wording of the text amendment should be modified to state "hens" only.

**MOTION BY Commissioner Short to recommend APPROVAL of the City-initiated Zoning Ordinance Text Amendment with a clarification to Section 8-1-R to replace the word "chicken" with "hen". The motion carried by the following votes.**

**Ayes**      6 - Chairman Peters, Vice Chairman Hamilton, Commissioner Short,  
Commissioner Barnes, Commissioner Kish, and Commissioner Molony

**Absent**    1 - Commissioner Bray

**8.2 DISCUSS PLANNING AND ZONING COMMISSION MEETING SCHEDULE**

Katie Wilken, Planning Manager discussed with the Planning and Zoning Commission the possibility of having two meetings a month. Ms. Wilken stated that perhaps an additional meeting(s) could be utilized to accommodate a project and provide the applicant with the ability to move along faster than normal. Ms. Wilken feels that staff could set a date for a potential meeting or staff could reach out to the Commission with a meeting date when it is anticipated that an additional meeting would be necessary.

Commissioner Molony requested that a date be established on the calendar and that way everyone is aware that a meeting could take place. Chairman Peters questioned when would the Commission be notified of the meeting date. Ms. Wilken stated that staff would know three weeks before the date of an additional meeting. The public notification process would be followed as well, property posting, legal notices in the paper as well as the City's web site.

**9. STAFF COMMUNICATIONS**

Christopher Baker, Development Services Director introduced himself to the Planning and Zoning Commission.

**10. ADJOURNMENT**

There being no further business to discuss, Chairman Peters adjourned the meeting at 6:28 pm.

Respectfully Submitted by:

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Bobbie Fulbright, Development Services Administrator

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Ryan Peters, Chairman

Date: \_\_\_\_\_