



Meeting Minutes

Planning & Zoning Commission

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Wednesday, June 17, 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 6:00 pm.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

**Present** 7 - Chairman Ryan Peters, Vice Chairman Vickie Hamilton, Commissioner Cathleen Short, Commissioner Patrick Bray, Commissioner Randy Barnes, Commissioner Jason Kish, and Commissioner Kathleen Molony

Staff Present: Planning Manager Katie Wilken, Architectural Planner Christopher Flodin, Planner I Alex Lestinsky, Development Services Administrator Bobbie Fulbright

4. **MINUTES**

- 4.1 [P&Z MIN 07-2015](#) Approve draft minutes from the Planning and Zoning Commission Meeting held on May 20, 2015.

**MOTION BY Commissioner Short, SECONDED BY Commissioner Molony, to APPROVE the draft minutes, as amended, of the Planning and Zoning Commission meeting held on May 20, 2015. The motion carried by the following votes.**

**Ayes** 7 - Chairman Peters, Vice Chairman Hamilton, Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

5. **PUBLIC COMMENTS**

None.

6. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

7. **OLD BUSINESS**

None.

**8. NEW BUSINESS****8.1      [15-300-00001](#)      USE PERMIT FOR THE ADDITION OF SELF-SERVE VACUUMS AT SUPERSTAR CARWASH**

Alex Lestinsky, Planner I, presented the Staff Report for the Use Permit for Superstar Carwash for the addition of self-serve vacuums. Ms. Lestinsky explained that the vacuums will occupy the 10 parking spaces on the east side of the carwash. Ms. Lestinsky stated that staff received one phone call from a resident in the neighborhood behind the property concerned about the additional traffic and noise that the vacuums might add. Ms. Letinsky stated that staff has included the stipulation to build the eight foot masonry wall to provide a sound barrier.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of a request for a Use Permit for the addition of self-serve vacuums at Superstar Carwash with the stipulations recommended in the Staff Report. The motion carried by the following votes.**

**Ayes      7 -** Chairman Peters, Vice Chairman Hamilton, Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

**8.2      [15-210-00002](#)      REZONING TO AMEND THE PALM VALLEY PHASE IX DEVELOPMENT FOR A SITE ON 8.61 ACRES AT THE NORTHEAST CORNER OF 146TH AVENUE AND CAMELBACK ROAD TO ALLOW ATTACHED DUPLEX PRODUCT ON 48 LOTS AND MODIFY THE DEVELOPMENT STANDARDS FOR THE SITE.**

Christopher Flodin, Architectural Planner, was present to discuss the staff report for Rezoning to amend the Palm Valley Phase IX Development for a site on 8.61 acres at the northeast corner of 146th Avenue and Camelback Road to allow attached duplex product on 48 lots and modify the development standards for the site. Mr. Flodin stated that access to the proposed Enclave at Palm Valley North development will be from two (2) vehicular entrances, both off 146th Avenue. Mr. Flodin also mentioned that the subject property is approximately located one half mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," and is subject to periodic overflights from Luke Air Force Base. The proposed residential units will also be located adjacent to and within one half mile of the Luke AFB Munitions Storage Area (MSA) Quantity Distance (QD) arc. A copy of the PAD Amendment and conceptual development plan were sent to Luke Air Force Base for review and comment. Staff received a response from Mr. James Mitchell, Director of Community Initiatives Team 56th Fighter Wing.

Commissioner Molony questioned if Camelback Road would be widen heading west near Sarival Avenue. Katie Wilken, Planning Manager, stated that road meets the requirements at this development and is not sure of any farther widening that would occur.

Ed Bull, Burch & Cracchiolo, Attorney representing Mattamy Homes was present to answer any questions that the Commissioners might have.

**MOTION BY Vice Chairman Hamilton, SECONDED BY Commissioner Bray, to recommend APPROVAL of a request for a Rezoning to amend the Palm Valley Phase IX Development for a site on 8.61 acres at the northeast corner of 146th Avenue and Camelback Road to allow attached duplex product on 48 lots and modify the development standards for the site. The motion carried by the following votes.**

**Ayes**      7 - Chairman Peters, Vice Chairman Hamilton, Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

**8.3      [15-300-00002](#)      USE PERMIT TO ALLOW A CONVENIENCE USE (POPEYE'S LOUISIANA KITCHEN DRIVE-THROUGH RESTAURANT).**

Christopher Flodin, Architectural Planner, was present to discuss the Use Permit application for a convenience use (drive-through restaurant) to facilitate the development of a Popeye's Louisiana restaurant located at the northwest corner of McDowell Road and PebbleCreek Parkway. The new drive-through restaurant will be designed and constructed in accordance with the approved design guidelines and materials for the Cobblestone Creek Development. Staff has reviewed the request and finds that it meets the conditions and required findings for a Use Permit and satisfies the additional evaluation criteria required for convenience uses. Mr. Flodin stated that the site plan and building elevations for the new drive-through restaurant have been submitted as part of this Use Permit application. The restaurant will contain 2,979 square feet of interior floor area.

**MOTION BY Commissioner Kish and SECONDED BY Commissioner Bray to recommend APPROVAL of a request for Case Number 15-300-00002 Use Permit to allow a Convenience Use (Popeye's Louisiana Kitchen drive-through restaurant). The motion carried by the following votes.**

**Ayes**      7 - Chairman Peters, Vice Chairman Hamilton, Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

**8.4      [15-630-00001](#)      COMPREHENSIVE SIGN PACKAGE FOR THE GOODYEAR MUNICIPAL COMPLEX**

Alex Lestinsky, Planner I, was present to discuss the Amendment to the Venida Business Park Comprehensive Sign Package. Ms. Lestinsky explained that the sign package is comparable to other sign packages around Goodyear. Ms. Lestinsky also stated that the Goodyear Municipal Complex Comprehensive Sign Package guidelines are similar to those reflected in the Zoning Ordinance and resemble other complexes. Mark Flynn, Municipal Services Manager, was available to answer any questions that the Planning and Zoning Commission might have.

**MOTION BY Vice Chairman Hamilton, SECONDED BY Commissioner Short, to recommend APPROVAL of a request for the Comprehensive Sign Package for the Goodyear Municipal Complex. The motion carried by the following votes.**

**Ayes**      7 - Chairman Peters, Vice Chairman Hamilton, Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

8.5      [15-220-00002](#)      **CITY-INITIATED ZONING ORDINANCE TEXT AMENDMENT  
REGARDING SIGNAGE**

This City-initiated Zoning Ordinance Text Amendment regarding signage was withdrawn by staff.

**9.          STAFF COMMUNICATIONS**

Katie Wilken, Planning Manager, mentioned to the Planning and Zoning Commission that there is a possibility that the July 15, 2015 meeting could be cancelled. Ms. Wilken stated that if the meeting was to be cancelled she would contact the Commission.

**10.        ADJOURNMENT**

There being no further business to discuss, Chairman Peters adjourned the meeting at 6:26 pm.

Respectfully Submitted By:

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Ryan Peters, Chairman

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Bobbie Fulbright, Commission Secretary

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