



Meeting Minutes

Planning & Zoning Commission

Wednesday, January 20, 2016

6:00 PM

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

1. **CALL TO ORDER**

Chairman Peters called the meeting to order at 6 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present 6 - Chairman Ryan Peters, Commissioner Cathleen Short, Commissioner Patrick Bray, Commissioner Randy Barnes, Commissioner Jason Kish, and Commissioner Kathleen Molony

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Steve Careccia, Administrative Assistant Heather Harris

4. **MINUTES**

[P&Z MIN 02-2016](#) Approve draft minutes of the Planning and Zoning Commission meeting held on January 6, 2016.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Short, to APPROVE the minutes of the Planning and Zoning meeting held on January 6, 2016. The motion carried by the following vote:

Ayes 6 - Chairman Peters, 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

[15-350-00002](#) **SPECIAL USE TO ALLOW THE INSTALLATION OF A VERIZON WIRELESS COMMUNICATION FACILITY MONOPALM AT 17605 W. MCDOWELL ROAD**

The commissioners were provided with a memorandum from Planner II Alex Lestinsky explaining that the applicant is requesting a continuance to resolve a conflict with the property owner, Arizona Department of Transportation (ADOT). ADOT has noticed that the proposed location is in conflict with some proposed ADOT facilities.

Planning Manager Katie Wilken indicated to the commissioners that staff recommends the case be continued, as requested by the applicant, until the February 17, 2016 Planning and Zoning Commission meeting.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Kish, to CONTINUE Case 15-350-00002 Special Use to allow the installation of a Verizon Wireless Communication Facility Monopalm at 17605 W. McDowell Road. The motion carried by the following vote:

Ayes 6 - Chairman Peters, Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

[15-300-00005](#) **Use Permit to allow a Convenience Use (Dairy Queen drive-through restaurant) within the Palm Valley Cornerstone Commercial Center**

Planner III Steve Careccia was present to discuss the staff report regarding the requested Use Permit for a convenience use (Dairy Queen drive-through restaurant) to be constructed within the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road. The property is zoned PAD/Mixed Use Commercial and consists of an undeveloped 0.75-acre parcel located within the Palm Valley Cornerstone commercial center. Staff recommends approval for this Use Permit for a convenience use and to allow the development of a Dairy Queen drive-through restaurant as it meets the conditions and required findings for a use permit and satisfies the additional evaluation criteria required for convenience uses as contained within the Zoning Ordinance.

Commissioner Molony asked if an additional entry would be added from McDowell Road and Planner III Steve Careccia explained there were no new plans for an additional entry, but reviewed the existing points of entry.

A Palm Valley resident who attended the neighborhood meeting thanked city staff for resolving any potential problems with the construction of the Dairy Queen such as noise and light trespass during the presentation, eliminating any need to be concerned.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Bray, to APPROVE Case 15-300-00005 Use Permit to allow a Convenience Use (Dairy Queen drive-through restaurant) within the Palm Valley Cornerstone Commercial Center. The motion carried

by the following vote:

Ayes 6 - Chairman Peters, Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

9. STAFF COMMUNICATIONS

Development Services Director Christopher Baker informed the commissioners that Case 14-200-3REV Hudson Commons Final Planned Area Development was approved by the City Council on January 11, 2016.

10. ADJOURNMENT

There being no further business to discuss, Chairman Peters adjourned the meeting at 6:12 p.m.

Respectfully Submitted By:

Ryan Peters, Chairman

Heather Harris, Administrative Assistant

Date: _____