



Meeting Minutes

Planning & Zoning Commission

Wednesday, June 15, 2016

6:00 PM

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

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Milton, and Commissioner Keys

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

4. **MINUTES**

- 4.1 [P&Z MIN 07-2016](#) Approve draft minutes of the Planning and Zoning Commission meeting held on May 18, 2016.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on May 18, 2016. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Milton, and Commissioner Keys

5. **PUBLIC COMMENTS**

None.

6. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS**8.1 [16-210-00003](#) GOODYEAR ASSISTED LIVING RESIDENCE PAD AMENDMENT**

Planner III Steve Careccia was present to request an amendment to the Goodyear PRC PAD to revise the north building setback for Lot A of Parcel 12. The prior approved PAD and Ordinance No. 13-1283 incorrectly state the north building setback as 55 feet. The requested setback amendment to the Goodyear PRC PAD will incorporate the 35-foot north building setback intended with the original 2013 PAD Amendment. By doing so, this action will ensure the setbacks in the PAD accurately reflect the existing condition in the field. The amendment does not change the configuration of the site nor the operation of the facility. As such, the amendment and continued operation of the facility remain consistent with the General Plan and compatible with the surrounding area.

Development Services Director Christopher Baker clarified that the building will not be expanded, that this is a setback correction only.

PebbleCreek resident Patrick Murphy was present to speak about a similar project, but it was again clarified by Planning Manager Katie Wilken that this property was not located on Clubhouse Dr. and that the building was already existing.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to APPROVE 16-210-00003 Goodyear Assisted Living Residence PAD Amendment. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Milton, and Commissioner Keys

8.2 [16-350-00001](#) SPECIAL USE PERMIT TO FACILITATE THE DEVELOPMENT OF A NEW MULTIPURPOSE BUILDING AT ST. JOHN VIANNEY CATHOLIC SCHOOL

Planner II Alex Lestinsky was present to request a Special Use Permit that will allow an existing church and school to expand its school campus with the addition of a multi-purpose building that includes 10 new classrooms and a gymnasium. The Special Use Permit will allow the school to expand creating more classrooms for a greater student population and a gymnasium for indoor activities and events. The majority of the site is existing and will remain compatible with the adjacent properties. The Neighborhoods category in the General Plan includes public and community facilities, therefore expanding the school will be in conformance.

Commissioner Keys asked for clarification regarding parking as well as the intended use of the multi-purpose building. Applicant representative, Attorney Rod Jarvis, with Earl, Curley & LaGarde P.C. explained that the after hours use was for potential school functions or community

events such as a public meeting. Planner II Alex Lestinsky explained that the parking is not impacted since the school and church operate during different times of the week.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to APPROVE 16-350-00001 Special Use Permit to Facilitate the Development of a New Multi-Purpose Building at St. John Vianney Catholic School. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Milton, and Commissioner Keys

9. STAFF COMMUNICATIONS

Planning Manager Katie Wilken requested that each commissioner review the Ethics policy and turn in the signature page. Development Services Director Christopher Baker updated the commission on previous cases presented.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:24 p.m.

Respectfully Submitted by:

Heather Harris, Administrative Assistant

Patrick Bray, Chairman

Date: _____