



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, August 17, 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 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Absent 1 - Commissioner Milton

Vote to excuse only the Commission members who were unable to attend due to extenuating circumstances.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to EXCUSE Commissioner Milton from the meeting. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Excused 1 - Commissioner Milton

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

4. MINUTES

- 4.1 [P&Z MIN 09-2016](#) Approve draft minutes of the Planning and Zoning Commission Meeting held on July 20, 2016.

MOTION BY Commissioner Kish, SECONDED BY Vice Chairman Barnes, to APPROVE draft minutes of the Planning and Zoning Commission Meeting held on July 20, 2016. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Excused 1 - Commissioner Milton

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 [16-350-00003](#) SPECIAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A DAYCARE CENTER

Planner II Alex Lestinsky presented the application requesting approval of a Special Use Permit for The Learning Experience (T.L.E) Daycare Center, which is being proposed on the 1.11 acre lot at the northwest corner of Litchfield Road and Avalon Drive. The daycare will include a 9,850 square foot single story building with a 7,500 square foot playground area proposed on the east side. Infants and children between the ages of six weeks and five years will be cared for between the hours of 6:00 AM and 6:30 PM. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan.

Commissioner Kish inquired about the parking agreement between the church and proposed daycare. Planning staff and the applicant (Site West Development, Bill Crowley) explained the parking agreement and shared access to the Commission.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to recommend APPROVAL of Case 16-350-00003 for a Special Use Permit to facilitate the development of The Learning Experience Daycare Center at the northwest corner of Litchfield Road and Avalon Drive, subject to stipulations. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Excused 1 - Commissioner Milton

8.2 [16-350-00002](#) SPECIAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY MONOPALM AT 13657 W. MCDOWELL ROAD

Planner II Alex Lestinsky presented the requested Special Use Permit that will allow the Verizon Wireless Communications Facility (WCF) to include a 65-foot monopalm, antennas, and support

equipment in the parking lot of the existing Palm Valley Medical Plaza. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 16-350-00002 for a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 65-foot tall monopalm and support equipment on property located at 13657 W. McDowell Road, subject to stipulations. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Nayes 1 - Vice Chairman Barnes

Excused 1 - Commissioner Milton

8.3 [16-22000001](#) **ZONING ORDINANCE TEXT AMENDMENT TO ALLOW
LOADING, DELIVERY, AND ROLL-UP/DOCK DOORS TO FRONT
ON A PUBLIC STREET IN THE I-1, LIGHT INDUSTRIAL AND THE
I-2, GENERAL INDUSTRIAL ZONING DISTRICTS, UNDER
CERTAIN CIRCUMSTANCES**

Planning Manager Katie Wilken presented on behalf of Planner III Karen Craver the purpose of the staff-initiated Zoning Ordinance text amendment, which is to increase the opportunities for industrial businesses seeking to establish locations in the Industrial Zoning Districts in the city, provided certain circumstances are met that will ensure minimal impacts on adjacent properties. The text amendment will apply to all properties in the city of Goodyear hard-zoned I-1 and I-2.

The existing Industrial Districts Standards in the Zoning Ordinance prohibit loading, delivery, and carwash service bays from fronting on a public street. Currently, the only means by which an industrial business in the I-1 or I-2 Zoning Districts could have loading, delivery, and carwash service bays fronting on a public street would be to rezone the property to Planned Area Development (PAD), and include development standards that deviate from the Zoning Ordinance. Approval of this staff-initiated text amendment would eliminate the need to request PAD zoning approval solely for the purpose of amending development standards. The increased allowance for the placement of loading, delivery, and roll-up/dock doors is intended to expand the development potential of all existing I-1 and I-2 hard-zoned industrial properties in the City.

Staff determined that this proposed Zoning Ordinance text amendment would be an efficient and effective means to expand the development potential of the industrial properties, while not allowing loading, delivery, and roll-up/dock doors to front on all public streets.

Commissioner Walters asked for clarification regarding "modernization" of the ordinance. Planning Manager Katie Wilken, Director Christopher Baker, and Project Manager Harry Paxton explained to Commission the current industrial ordinance and how updating it will encourage development. Chairman Bray indicated a desire to assist staff in any way possible to encourage further updating as needed.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to

recommend APPROVAL for Case 16-2200001 Zoning Ordinance Text Amendment to allow loading, delivery, and roll-up/dock doors to front on a public street in the I-1, Light Industrial and the I-2, General Industrial zoning districts, under certain circumstances. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Excused 1 - Commissioner Milton

9. STAFF COMMUNICATIONS

Planning staff presented to the commissioners design plans developed during the Planning Advance for the West Goodyear, Citrus Road location. Commission and staff engaged in conversation of what the future state of the area might be and would like to encourage going forward.

Development Services Director Christopher Baker updated the commissioners on Council results of previous cases presented at Commission.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:28 p.m.

Respectfully Submitted By:

Patrick Bray, Chairman

Heather Harris, Commission Secretary

Date: _____