



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, April 10, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers
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 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner, and Commissioner Clymer

Absent 1 - Commissioner Kish

Staff Present: Planning Manager Katie Wilken, Assistant City Attorney Sarah Chilton, Planner III Eva Cutro, Management Assistant Heather Harris, City Clerk Specialist Alissa Magley

A vote shall be taken at this time to excuse those commission members who were unable to attend the meeting due to extenuating circumstances.

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

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Commissioner Kish

4. MINUTES

- 4.1 [P&Z MIN 04-2019](#) Approve draft minutes of the Planning and Zoning Commission held on March 13, 2019.

MOTION BY Commissioner Clymer, SECONDED BY Vice Chairman Barnes, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on March 13, 2019. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Commissioner Kish

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 [18-500-00015](#) PRELIMINARY PLAT FOR ESTRELLA PARCELS 9.22 AND 9.24 A&B

This item has been continued to a later date.

8.2 [19-210-00002](#) CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS PAD AMENDMENT

Chairman Bray opened the public hearing at 6:03 p.m.

Planner III Eva Cutro presented the request to recommend approval to rezone approximately 22 acres of land located at the southeast corner of 173rd Avenue and Van Buren Street from Final Planned Area Development (PAD) District to Final Planned Area Development (PAD) District by amending the Christopher Todd Communities at Canyon Trails PAD to allow for increased height. The request is to increase the height of the residential main structures from “16’/one story” to “20’/one story”. All other PAD standards will remain the same. The elevations and architectural style of the residences do not change. The applicant has stated that the height listed in the approved PAD was erroneous as the applicant was unclear on how the City measured height. The applicant was using a measurement “to the average height between the peak and the eaves on a building with a hip or gable roof” as this is a measurement that they used in other cities. Staff finds the rezone to amend the Christopher Todd Communities at Canyon Trails PAD is in conformance with the General Plan and will not adversely affect the surrounding area. As such, staff recommends approval of the conditional rezoning pursuant to Ordinance No. 2019-1431.

Applicant Andy Jochums of Beus Gilbert further explained the error and clarified the reason for the PAD amendment.

Chairman Bray closed the public hearing at 6:06 p.m.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 19-210-00002 CHRISTOPHER TODD

COMMUNITIES AT CANYON TRAILS PAD AMENDMENT. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Commissioner Kish

9. STAFF COMMUNICATIONS

Planning Manager Katie Wilken reviewed City Council outcomes for cases previously presented to the Commission.

Management Assistant Heather Harris announced her resignation from the city and expressed how much she enjoyed working with the Commission.

10. NEXT MEETING

The next Planning and Zoning meeting will be held on May 8, 2019 at 6:00 p.m. The meeting will be held at the Goodyear Municipal Court and Council Chambers, 14455 W. Van Buren St., B101, Goodyear, AZ 85338.

11. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:09 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____