



Meeting Minutes

Planning & Zoning Commission

Wednesday, August 19, 2015

6:00 PM

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

1. CALL TO ORDER

Commission Secretary Bobbie Fulbright called the meeting to order at 6:00 pm.

1.1 Elect Chairman for the August 19th, 2015 Planning Commission Meeting

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes to elect Commissioner Short as the Chairman for the August 19th, 2015 Planning & Zoning Commission Meeting. The motion carried by the following votes.

Ayes 4 - Commissioner Bray, Commissioner Barnes, Commissioner Molony and Commissioner Kish

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 5 - Commissioner Cathleen Short, Commissioner Patrick Bray, Commissioner Randy Barnes, Commissioner Jason Kish, and Commissioner Kathleen Molony
Absent 2 - Chairman Ryan Peters, and Vice Chairman Vickie Hamilton

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Karen Craver, Long Range Planner Joe Schmitz and Development Services Administrator Bobbie Fulbright

4. MINUTES

4.1 [P&Z MIN 08-2015](#) Approve draft minutes from the Planning and Zoning Commission meeting held on June 17, 2015.

MOTION BY Commissioner Barnes, SECONDED BY Commissioner Bray, to APPROVE the draft minutes of the Planning & Zoning Commission meeting held on June 17, 2015. The motion carried by the following vote:

Ayes 5 - Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony
Absent 2 - Chairman Peters, and Vice Chairman Hamilton

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS**8.1 [14-50000005](#) PRELIMINARY PLAT FOR ESTRELLA MOUNTAIN RANCH
PARCEL 9.8**

Karen Craver, Planner III was present to discuss the staff report for the preliminary plat for Estrella Mountain Ranch Parcel 9.8, subdividing 38.15 acres into 106 single family residential lots and 13 open space, landscape, and drainage tracts. Ms. Craver stated that the proposed 60 x 120 lot size will exceed the City's standard of 60 x 100. The plat also provides for the extension of Calistoga, to just past the 2nd of two access streets into Parcel 9.8 Calistoga, as well as the internal streets of Parcel 9.8, will be dedicated to the City. Ms. Craver also stated that staff has determined, subject to the recommended stipulations, that the plat is compatible with the surrounding development. The plat is also consistent with the Estrella PAD, the City's General Plan, Subdivision Regulations and Parks & Open Space Master Plan.

Commissioner Bray stated that he has a lease with Newland Communities and there is no impact with this property and his lease and he doesn't discuss the cases with Newland, if any of the Commissioners have concerns Commissioner Bray will excuse himself from voting. The Commissioners present had no issues with Commissioner Bray voting on this project.

Pete Teiche from Newland Communities was present to answer any questions.

MOTION BY Commission Kish, SECONDED BY Commissioner Molony to recommend APPROVAL of Case 14-500-00005 Preliminary Plat for Estrella Mountain Ranch Parcel 9.8. The motion carried by the following votes.

Ayes 5 - Commissioner Short, Commissioner Bray, Commissioner Barnes,
Commissioner Kish, and Commissioner Molony

Absent 2 - Chairman Peters, and Vice Chairman Hamilton

8.2 [15-500-00001](#) PRELIMINARY PLAT FOR PEBBLE CREEK MARKETPLACE

Joe Schmitz, Long Ranger Planner was present to discuss the staff report for the preliminary plat for PebbleCreek Market Place, subdividing 26.16 acres into 8 commercial lots located at the southwest corner of McDowell Road and PebbleCreek Parkway with in the PebbleCreek

Marketplace Planned Area Development (PAD). Mr. Schmitz stated that the lots range from .68 acres to 9.58 acres, will be developed with general commercial uses consistent with the C-2 General Commercial District in the City's Zoning Ordinance, as provided for by the approved PAD. Mr. Schmitz stated that the lotting pattern proposed is based on a conceptual site plan which includes large retail users on Lots 1 and 2. Lot 2 is the site of a proposed Winco Foods grocery store which is currently is undergoing site plan review. The development plan for the remaining lots includes several convenience uses, such as a convenience store, fuel station, and drive-through restaurant, these uses are subject to separate review and approval of as Use Permit from the Planning and Zoning Commission and City Council. Mr. Schmitz stated that staff finds that the preliminary plat is consistent with the land use, zoning standards, and technical requirements of the City's Subdivision Regulations and the PebbleCreek Marketplace PAD.

Mr. Schmitz stated that approval of the Preliminary Plat for PebbleCreek Marketplace is subject to the 25 stipulations in the staff report with one change, that Stipulation no. 24 be deleted. The transfer of water right extinguishment credits which was completed earlier this week making the stipulation no longer necessary.

Commissioner Kish questioned the route for the delivery trucks and Commissioner Molony expressed concern with the traffic and questioned if a traffic report was completed for the property.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes to recommend APPROVAL of Case 15-500-00001 Preliminary Plat for PebbleCreek Market Place and the removal of Stipulation Number 24.

Ayes 5 - Commissioner Short, Commissioner Bray, Commissioner Barnes, Commissioner Kish, and Commissioner Molony

Absent 2 - Chairman Peters, and Vice Chairman Hamilton

9. STAFF COMMUNICATIONS

Katie Wilken, Planning Manager discussed the concerns from the citizens of Goodyear regarding the construction of Harkins Movie Theater, and the plans are moving forward and currently being reviewed by the Building Safety division. Citizens were concerned when there was no construction taking place on the theater.

Ms. Wilken also mentioned that the City would be updating the Sign Ordinance, Article 7 of the Zoning Ordinance due to a Supreme Court Case that just passed stating that the town of Gilbert violated the First Amendment. The amendments will be presented to the Planning & Zoning Commission for voting before being presented to City Council.

10. ADJOURNMENT

There being no further business to discuss, Chairman Short adjourned the meeting at 6:19 p.m.

Respectfully Submitted by:

Bobbie Fulbright, Development Services Administrator

Ryan Peters, Chairman

Date: _____