



Meeting Minutes

Planning & Zoning Commission

Wednesday, November 18, 2015

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 6:00 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

Absent 1 - Vice Chairman Vickie Hamilton

Staff Present: Development Services Director Christopher Baker, Planner III Steve Careccia, Planner I Alex Lestinsky, Development Services Administrator Bobbie Fulbright, and Administrative Assistant Heather Harris

4. **MINUTES**

- 4.1 [P&Z MIN 11-2015](#) Approve draft minutes of the Planning and Zoning Commission meeting held on September 16, 2015.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes, to APPROVE the minutes of the Planning and Zoning Commission meeting held on September 16, 2015 meeting. The motion carried by the following vote:

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

Absent 1 - Vice Chairman Hamilton

5. **PUBLIC COMMENTS**

None.

6. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS**8.1 [15-350-00006](#) SPECIAL USE TO ALLOW THE INSTALLATION OF A VERIZON WIRELESS COMMUNICATION FACILITY AT 16825 W. YUMA ROAD**

Alex Lestinsky, Planner I was present to discuss the staff report for a Special Use to allow the installation of a proposed Verizon WCF to include a 35-foot tall pole, two antennas, and support equipment on a 5.67 acre parcel that is zoned AU-Agricultural Urban. The property is located southeast of the intersection of Yuma Road and Cotton Lane. The location has been selected to better provide coverage for the adjacent shopping center and homes without making a significant aesthetic impact to the surrounding area. The proposed WCF will be located within the rectangular shaped subject property within an approximate 125.38-square-foot lease area. A 6-foot high block wall will enclose the facility. The nearest existing WCF is a 65-foot monopalm located at the Avondale Moose Lodge, located at 1572 S. Cotton Lane. Ms. Lestinsky stated that staff finds the proposed Special Use will be compatible with the existing and proposed uses in the surrounding area, and will not be a detriment to any surrounding properties or persons, and will be in conformance with the General Plan.

Zack Williams from Coal Creek Consulting was present to answer any questions.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Kish to recommend APPROVAL of Case 15-350-00006 Special Use to allow the installation of a Verizon Wireless Communication Facility at 16825 W. Yuma Road. The motion carried by the following vote:

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

Absent 1 - Vice Chairman Hamilton

8.2 [15-350-00004](#) SPECIAL USE PERMIT TO ALLOW C3 CHURCH TO LOCATE WITHIN THE EXISTING PALM VALLEY CROSSING PLANNED AREA DEVELOPMENT, LOCATED AT 13735 W. AUTO DRIVE (#112)

Alex Lestinsky, Planner I was present to discuss the staff report for C3 Church who requires a Special Use Permit to locate within the existing Palm Valley Crossing industrial center. C3 Church will provide 120 seats for attendees. The offices for the church will be located elsewhere and the space will only be occupied on Saturday and Thursday nights with additional quarterly events on Saturday mornings. There are no plans for a daycare, classes, or outside meetings, nor are outside activities planned. The church use requires 35 parking spaces within the provided 292 spaces. A shared parking agreement permits parking in all open spaces at the site. The church hours differ from the other uses at the site and parking should not be an issue.

Ms. Lestinsky also stated that the criteria required for the Special Use Permit approval has been addressed and no changes will be made to the exterior of the building, providing consistency with adjacent suites and properties.

The applicant was present, but did not address the commission.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes to recommend APPROVAL of Case 15-350-00004 Special Use Permit to allow C3 Church to locate within the existing Palm Valley Crossing PAD, located at 13735 W. Auto Drive (#112). The motion carried by the following vote:

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

Absent 1 - Vice Chairman Hamilton

8.3 [15-300-00003](#) USE PERMIT AMENDMENT TO REMOVE A STIPULATION PROHIBITING VEHICULAR ACCESS ONTO NORTH 161ST AVENUE

Steve Careccia, Planner III was present to discuss the staff report regarding the request to amend the Use Permit for the Compass Church and remove the stipulation prohibiting access onto North 161st Avenue. The Church would like to utilize the existing driveway onto North 161st Avenue for non-emergency purposes. However, removal of the above-mentioned Stipulation No. 8 would be required for this to occur. The project narrative indicates that utilization of the driveway onto North 161st Avenue would promote better onsite circulation within the Church's parking lot as members would be provided an additional point of ingress/egress. Currently, the Church parking lot has only one point of ingress/egress. The narrative further indicates that member parking on North 161st Avenue would be reduced due to the improved circulation and ingress/egress from having a second point of access. At all other times, the driveway will be barricaded with a chain to prevent ingress/egress as requested by neighboring residents. A Knox lock will permit emergency access to the property when the driveway is barricaded. Mr. Careccia also stated that the proposed Use Permit amendment will not be a detriment to surrounding properties and will be reasonably compatible with uses allowed in the surrounding area. The opening of the driveway to non-emergency traffic should not adversely affect residents living along North 161st Avenue and Wade Lane.

Mark Phillips, CCBG Architects and Pastor Tim Jacobs were present to answer any questions and present their need for the request.

Residents, stating they would be directly impacted by Church traffic and parking, were present to express opposition to the proposed amendment to the Use Permit.

At the recommendation of Development Services Director Christopher Baker, the Commission decided to TABLE Case 15-300-00003 until the December 16, 2015 meeting in order for Planning & Zoning to seek further recommendations from Engineering, Police, and Code Compliance regarding the traffic impact on N. 161st Avenue.

MOTION BY Commissioner Short, SECONDED BY Commissioner Barnes, that this

matter be TABLED and continued to the December 16, 2015 meeting. The motion carried by the following vote:

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

Absent 1 - Vice Chairman Hamilton

8.4 [15-210-00004](#) **AMENDMENT THE EL CIDRO PAD TO MODIFY THE SIDE SETBACKS FOR PARCELS 1A & 1D**

Steve Careccia, Planner III was present to discuss the request for an amendment to the residential development standards of the El Cidro PAD. Specifically, the request would amend the side setbacks for Parcels 1A and 1D of the PAD from five feet and 10 feet (15 feet total) to five feet and five feet (10 feet total). The El Cidro Final PAD designates Parcels 1A and 1D with a land use of LDR2. As previously mentioned, the PAD permits the development of residential lots with a minimum lot size of 55 feet by 115 feet within the LDR2 land use. Parcel 1A includes 161 lots and Parcel 1D includes 159 lots. The minimum side setbacks established for the LDR2 land use are five feet and 10 feet. Mr. Careccia stated staff finds that the proposed PAD Amendment will be consistent with the General Plan and will be compatible with the existing and proposed land uses in the surrounding area.

Jeff Blilie with Beus Gilbert, representing BET Investments, was in attendance to answer any questions.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Kish, to recommend APPROVAL of Case 15-210-00004 Amendment of the El Cidro PAD to modify the side setbacks for parcels 1A & 1D. The motion carried by the following vote:

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

Absent 1 - Vice Chairman Hamilton

9. STAFF COMMUNICATIONS

Alex Lestinsky, Planner I, presented to the Commission new signage to be used for legal postings.

Steve Careccia, Planner III, informed the Commissioners of expiring terms on January 31, 2016 and encouraged completion of the online application. Commissioner Hamilton recently resigned and her position will be filled at the same time. Mr. Careccia also reminded Commissioners of the required quorum for Planning & Zoning meetings and asked Commissioners to communicate their anticipated attendance for the December 2, 2015 and December 16, 2015 meetings.

10. ADJOURNMENT

There being no further business to discuss, Chairman Peters adjourned the meeting at 7:04 p.m.

Respectfully Submitted by:

Heather Harris, Administrative Assistant

Ryan Peters, Chairman

Date: _____