



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, April 19, 2017

6:00 PM

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

1. **CALL TO ORDER**

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

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Karen Craver, Planner II Alexandra Lestinsky, Management Assistant Heather Harris

A vote shall be taken at this time to excuse only those Commission members who were unable to attend the meeting 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

4. **MINUTES**

- 4.1 [P&Z MIN 06-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on March 15, 2017.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on March 15, 2017. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, and Commissioner Keys

Excused 1 - Commissioner Milton

Abstain 1 - Commissioner Walters

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS**7.1 [16-210-00008](#) LAS BRISAS PHASE 2 PAD AMENDMENT**

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

Planner II Alexandra Lestinsky presented the amendment to the Final Planned Area Development (PAD) zoning for approximately 311 acres generally located at the northeast corner of Perryville Road and Broadway Road and commonly known as Las Brisas Two, as set forth in the draft of Ordinance 17-1341 and subject to the stipulations included in the draft of Ordinance 17-1341. The proposed amendment eliminates the 10,000 SF (80 foot min. lot width) from the development plan, introduces a new zoning district, SF-5,580 (50 foot min. lot width), and establishes additional design requirements in order to enhance the design of smaller lots. The design enhancement requirements that have been included are consistent with what has been required of other west Goodyear communities that have recently requested smaller lot sizes. Staff finds that the requested PAD Amendment is consistent with the subject property's neighborhood land use designation and will be compatible with the surrounding area.

Applicant Susan Demmitt, Gammage and Burnham, was present and available for questions.

There being no public comment, Chairman Bray closed the public hearing at 6:08 p.m.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Molony, to recommend APPROVAL of case 16-210-00008 Las Brisas Phase 2 PAD Amendent. 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. NEW BUSINESS**8.1 [17-500-00001](#) PRELIMINARY PLAT FOR LAS BRISAS PHASE 2.0**

Planner II Alexandra Lestinsky presented the request to subdivide 113.7 acres into 302 single-family lots and 45 tracts. The preliminary plat consists of four phases: 2B.1, 2B.2, 2B.3, and 2C.5. Staff finds that the preliminary plat is compatible with the surrounding area and consistent with the land use, zoning standards and technical requirements of the city's

Subdivision Regulations, Design Guidelines, and the exceptions as established by the Las Brisas Phase 2 Planned Area Development. Staff recommends approval of the request for a preliminary plat for Las Brisas Phase 2.0, subject to stipulations.

Commission questions were related to how the open space and connectivity worked throughout the site.

Applicant Susan Demmitt, Gammage & Burnham, presented the landscape exhibits to further illustrate the open space, parks, and connectivity.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of case 17-500-00001 Preliminary Plat for Las Brisas Phase 2.0. 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 [17-350-00003](#) **SPECIAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY SELF-SUPPORTING TOWER ON SR238 IN MOBILE**

Chairman Bray opened the public hearing at 6:15 p.m.

Planner II Alexandra Lestinsky presented the application for a Special Use Permit to allow the installation of a proposed Wireless Communication Facility (WCF) to include a 195-foot tall self-supporting tower and support equipment on SR238, subject to stipulations. Given the need for far-reaching services in Mobile, the adjacent zoning and current use of the site, staff recommends approval of the facility subject to the stipulations included.

Representing B+T Group, Jerry Muldowny, graduate engineer, explained to the Commissioners that the height of 195 ft. is required in order to effectively cover the service area. The tower will be coordinated to broadcast other carriers as well. Towers like this are needed to increase coverage along the highways and support 911. Staying below 199 ft. prevents the need to light the tower for aircraft. Also, carriers must provide coverage based on governing contracts, which is why they are establishing in rural area.

Commission discussion and questions revolved around tower height, location, and proximity to the elementary school.

There being no public comment, Chairman Bray closed the public hearing at 6:34 p.m.

MOTION BY Commissioner Keys, SECONDED BY Commissioner Kish, to recommend APPROVAL of case 17-350-00003 Special Use Permit to allow the Installation of a Wireless Communication Facility Self-Supporting Tower on SR238 in Mobile. 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

8.3 [16-210-00004](#) **PLANNED AREA DEVELOPMENT AMENDMENT TO AMEND THE WOOD CORPORATE CAMPUS AND BALLPARK VILLAGE FINAL PLANNED AREA DEVELOPMENT AND DESIGN GUIDELINES**

Chairman Bray opened the public hearing at 6:36 p.m.

Planner III Karen Craver presented the recommendation to rezone approximately 254.5 gross acres located on the east side of Estrella Parkway, from North of W. Goodyear Boulevard S, south to the intersection of Estrella Parkway and Bullard Avenue by amending the Wood Corporate Campus and Ballpark Village Final Planned Area Development and Design Guidelines in accordance with that certain document titled Ballpark Village & Ballpark Village - South Restated & Amended Final Planned Area Development (PAD) dated April 5, 2017, subject to stipulations. Staff recommends Option 1.

Commission members asked for clarification on what types of homes would be included and if there will be Homeowner Associations (HOAs) managing properties. Commissioners also wanted to know if the stipulations hindered or helped development and some expressed concern for the drive-thru.

Communities Southwest representative, Ed Bull with Burch & Cracchiolo, P.A., presented to the Commission the reasons to recommend Option 2. Communities Southwest believes a drive-thru would benefit the area, but understands staffs concern. The applicant understands the list of design guidelines is important to staff.

The commissioners, staff, and the applicant discussed the benefits and concerns with both options including the perceived problems with having drive-thru as well as determining if the stipulations in Option 2 were too restrictive. Commissioners also asked for an explanation on how a PAD Amendment works versus a Special Use Permit.

There being no public comment, Chairman Bray closed the public hearing at 7:34 p.m.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Walters, to recommend APPROVAL of case 16-210-00004 Planned Area Development Amendment to amend the Wood Corporate Campus and Ballpark Village Final Planned Area Development and Design Guidelines - Option 2 with the recommendation that staff and the applicant reconsider stipulation E.III (patio size) and discuss adding a deed restriction or Covenant, Conditions, and Restrictions (CC&Rs) that limit the business use to coffee or other beverage use.

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, and Commissioner Walters

Nayes 2 - Commissioner Molony, and Commissioner Keys

Excused 1 - Commissioner Milton

8.4 [17-220-00002](#) **AMENDMENT TO THE PV303 PAD PHASE WEST I
DEVELOPMENT PARAMETERS**

Chairman Bray opened the public hearing at 8:02 p.m.

Planner III Karen Craver presented the recommendation to conditionally rezone approximately 223.1 acres generally located between SR 303 on the east and Cotton Lane on the west, and between Camelback Road on the north, and Indian School Road on the south by amending the PV303 Final PAD development standards of I-1 Light Industrial development within Phase West I of the PV303 Final Planned Area Development (PAD) in accordance with that certain document titled the PV303 PAD Development Parameters and Uses dated April 12, 2017, subject to stipulations.

Commissioners had questions regarding existing security measures and if breakins had occurred.

There being no public comment, Chairman Bray closed 8:05 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of case 17-220-00002 Amendment to the PV303 PAD Phase West I Development Parameters. 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

8.5 [17-350-00001](#) **SPECIAL USE PERMIT TO ALLOW AN INERT MATERIAL
LANDFILL**

Chairman Bray opened the public hearing at 8:09 p.m.

Planner III Karen Craver presented the recommendation for the approval of a Special Use Permit for an Inert Material Landfill to allow for the reclamation of an existing public project borrow pit at the southwest corner of Roosevelt Street and 158th Avenue, subject to stipulations. The zoning ordinance text amendment, to allow an inert material landfill to facilitate land reclamation for a public project borrow pit in any zoning district with a Special Use Permit, affords staff, the Planning & Zoning Commission and the City Council the opportunity to create stipulations of approval to mitigate potential impacts of noise, aesthetics, traffic, and dust that may be created by an inert material landfill. The recommended stipulations for the Fusaro Special Use Permit request have been written to address the concerns of the neighborhood, as well as to require conformance with city, county, and state regulations.

Applicant Brian Greathouse, Burch & Cracchiolo, P.A. was available for questions and explained the process to the Commissioners.

Commission questions for staff and the applicant revolved around test result reports, what type of materials would be in the landfill, the location, how traffic would be affected and how long it would take to complete filling in the landfill.

There being no public comment, Chairman Bray closed the public hearing 8:31 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Walters, to recommend APPROVAL of case 17-350-00001 Special Use Permit to allow an Inert Material Landfill. 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

8.6 [PZ17-001](#) PLANNING & ZONING COMMISSION PERMANENT MEETING DATE CHANGE

Director Christopher Baker and Planning Manager Katie Wilken presented the request to approve adjusting the regularly scheduled Planning & Zoning meeting date from the 3rd Wednesday of each month to the 2nd Wednesday of each month at 6 p.m.

MOTION BY Commissioner Kish, SECONDED BY Vice Chairman Barnes, to APPROVE PZ17-001 Planning & Zoning Commission Permanent Meeting Date Change. 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 Manager Katie Wilken discussed the Lean implementation and how it's improved turn around time and process flow.

Director Christopher Baker shared that single family home permits were up 60%. Director Baker updated the Commissioners about City Council approval on previous cases. Also, in the near future there will be ordinance revisions to further improve the process.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 8:46 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____