



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, May 17, 2017

6:00 PM

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

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#### 1. CALL TO ORDER

Chairman Bray called the meeting to order at 6 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

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Karen Craver, Planner III Steve Careccia, Long Range Planner Joe Schmitz, 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 Commissioner Kish, SECONDED BY Commissioner Molony, 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 07-2017](#) Approve draft minutes of the Planning and Zoning Commission Meeting held on April 19, 2017.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning and Zoning Commission Meeting held on April 19, 2017. 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**

Vice Chairman Barnes stated that the church in agenda item 8.1 is his church and he is the architect of record for project. He will recuse himself from the agenda item.

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS****8.1 [17-350-00005](#) SPECIAL USE PERMIT TO ALLOW A CHURCH IN THE PAD ZONING DISTRICT**

Vice Chairman Barnes recused himself and exited the Council Chambers.

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

Planner III Karen Craver presented the recommendation to approve a Special Use Permit for The Refinery Church to construct a church at the southeast corner of the SR 303 and Indian School Road, within the PV303 Planned Area Development (PAD), subject to stipulations. Pursuant to the evaluation of the Special Use Permit request, staff recommends approval of the permit, subject to stipulations.

There being no public comment, Chairman Bray closed the public hearing at 6:06 p.m.

Vice Chairman Barnes returned to the Council Chambers after the vote.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-350-00005 Special Use Permit to Allow a Church in the PAD Zoning District. The motion carried by the following vote:**

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

**Excused**   1 - Commissioner Milton

**Recused**   1 - Vice Chairman Barnes

**8.2 [17-300-00001](#) USE PERMIT FOR A CONVENIENCE USE (DRIVE-THROUGH RESTAURANT) ON PROPERTY ZONED PLANNED AREA DEVELOPMENT/GENERAL COMMERCIAL**

Chairman Bray opened the public hearing at 6:07 p.m.

Planner III Steve Careccia presented the request to approve a Use Permit for a convenience use (drive-through restaurant) to be constructed on a 1.73 acre parcel as described in the preliminary site plan dated April 11, 2017 submitted with the Use Permit application, which is located within the Pebble Creek Marketplace commercial center at the northwest corner of Interstate 10 and Pebble Creek Parkway, subject to stipulations. Staff finds that the subject request meets the conditions and required findings for a Use Permit and satisfies the additional evaluation criteria required for convenience uses as established in the Zoning Ordinance.

Commission inquired about the current Panera location and access to the new location. Access points were explained by Planner III Careccia.

There being no public comment, Chairman Bray closed the public hearing at 6:13 p.m.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 17-300-00001 Use Permit for a Convenience Use (Drive-Through Restaurant) on Property Zoned Planned Area Development/General Commercial. 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      [15-220-00002B](#)      TEXT AMENDMENT TO CITY OF GOODYEAR SIGN ORDINANCE**

Chairman Bray opened the public hearing at 6:14 p.m.

Planner III Steve Careccia introduced Ellen Van Riper, Esq. and presented the staff recommendation to amend Article 7 (Sign Regulations) of the Zoning Ordinance, as amended, by deleting Article 7 in its entirety and replacing with new Article 7 (Sign Regulations) and amend Article 9 (Special Districts) of the Zoning Ordinance, as amended, by adding new Article 9-2 (McDowell Road Business and Entertainment District) as set forth in draft Ordinance No. 17-1350.

Commission asked for clarification about process for signs outside of approved signs and if church signs are allowed on sidewalks. The Comprehensive Sign Package is still available. Temporary signs in the Right-of-Way, off-site signs, and on sidewalks are still not allowed.

There being no public comment, Chairman Bray closed the public hearing at 6:32 p.m.

**MOTION BY Commissioner Keys, SECONDED BY Vice Chairman Barnes, to recommend APPROVAL for Case 15-220-00002B Text Amendment to City of Goodyear Sign Ordinance. 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

8.4      [17-210-00002](#)      **AMENDMENT TO THE EL CIDRO FINAL PAD TO INCREASE THE  
MAXIMUM LOT COVERAGE AND ADJUST ZONING  
BOUNDARIES BETWEEN PARCELS 1D, 1E, AND 2.**

Chairman Bray opened the public hearing at 6:38 p.m.

Long Range Planner Joe Schmitz presented the request to recommend approval for an amendment to the Final Planned Area Development (PAD) zoning for the residential parcels within the El Cidro PAD consisting of approximately 262 acres, generally located south of Lower Buckeye Road, west of Cotton Lane, north of Broadway Road and east of Citrus Road and 66 acres generally located on the east side of Cotton Lane between Lower Buckeye Road and Elwood Road, east of Cotton Lane, north of Elwood Street to increase the Maximum Lot Coverage in the LDR1, LDR2 and LDR3 residential land use zones and adjust the zoning boundaries between Parcels 1D, 1E and 2, as set forth in the draft of Ordinance 17-1352 and subject to the stipulations included in the draft of Ordinance 17-1352. 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. El Cidro will offer a variety of lot sizes and provide open space and connectivity throughout the development.

Commission inquiry regarding why all the setbacks were not changed, which was explained that not all were changed to ensure maximum lot coverage is not exceeded.

Applicant Jeff Blilie, Beus Gilbert, PLLC presented to the commissioners the reasoning behind the change, which is being driven by the homebuilder and market demand.

There being no public comment, Chairman Bray closed the public hearing at 6:41 p.m.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 17-210-00002 Amendment to the El Cidro Final PAD to Increase the Maximum Lot Coverage and Adjust Zoning Boundaries Between Parcels 1D, 1E, and 2. 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      [16-210-00005P](#)      **CARINA AT PALM VALLEY (formerly Villas at Palm Valley)**

The public hearing has been postponed to the June 14, 2017 Planning and Zoning Commission meeting to be held at 6 p.m.

9.      **STAFF COMMUNICATIONS**

Director Christopher Baker commended staff on their hard work and reviewed items approved by the City Council previously recommended by the Commission. Updated Commission on the Lean improvements as Planning staff have cut their review time in half while there has been a significant increase in applications compared to last year. Lastly, Baker discussed the "Hip & Trendy" project designed to meet market demand, but maintain quality. Staff will be reaching

out to cities throughout the country to see how they have implemented similar projects and what challenges they have encountered.

**10. ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:49 p.m.

Respectfully Submitted By:

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Heather Harris, Commission Secretary

\_\_\_\_\_  
Patrick Bray, Chairman

Date:\_\_\_\_\_