



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, December 6, 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**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Keys, and Commissioner Steiner

**Absent** 1 - Commissioner Walters

Staff Present: Planning Manager Katie Wilken, Planner III Steve Careccia, Planner II Alex Lestinsky, and 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 Steiner, SECONDED BY Commissioner Kish, to EXCUSE Commissioner Walters from the meeting. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Keys, and Commissioner Steiner

**Excused** 1 - Commissioner Walters

**4. MINUTES**

- 4.1** [P&Z MIN 18-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on November 8, 2017.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on November 8, 2017. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Keys, and Commissioner Steiner

**Excused** 1 - Commissioner Walters

**5. PUBLIC COMMENTS**

None.

**6. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS****8.1 [17-300-00004](#) USE PERMIT REQUEST FOR A CONVENIENCE USE (STORE WITH GAS SALES)**

Chairman Bray opened the public hearing at 6:05 p.m.

Planner III Careccia presented the request to recommend approval for a Use Permit for a convenience use (store with gas sales) to be constructed on an approximately two-acre parcel as described in the preliminary site plan dated October 25, 2017 submitted with the Use Permit application, which is located within the PebbleCreek Marketplace commercial center at the southwest corner of McDowell Road and Pebble Creek Parkway, subject to stipulations. Due to the use permit, notices were sent to property owners within 500 ft to include the Home Owner's Association of the neighborhood north of the project.

Commission asked if there would be a car wash or vacuums and about the flow of traffic for the location. Careccia indicated that the applicant removed the car wash to meet design guidelines and that the traffic study was completed approximately 3 years ago with a scope of 10-20 years.

Applicant David Cisiewski of Land Development Consultants, LLC was available for questions. There were no questions for the applicant.

There being no public comment, Chairman Bray closed the public hearing at 6:19 p.m.

**MOTION BY Commissioner Keys, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 17-300-00004 Use Permit Request for a Convenience Use (Store with Gas Sales). The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Walters

**8.2 [15-500-00005](#) PRELIMINARY PLAT FOR LA JOLLA VISTA PARCEL 6**

Planner II Alex Lestinsky presented the recommendation to approve a preliminary plat for La Jolla Vista Parcel 6, subject to stipulations. The request is to subdivide approximately 16.23 acres into 60 lots and six tracts. The parcel is located just south of the future school and park site on the northwest corner of Lower Buckeye Road and South 173rd Avenue. The property was zoned Planned Area Development (PAD) on June 30, 2005, under the La Jolla Vista PAD and was amended on October 27, 2016 to change the zoning of Parcel 6 to R1-6 as defined by the PAD. 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 La Jolla Vista PAD.

Commission asked for drainage clarification. Lestinsky communicated that once the final plat is submitted, the drainage plans will be reviewed, finalized, and approved by the Engineering department. Commission also wanted to know where the school bus stops would be located. Lestinsky informed Commissioners that school bus stops are determined by the school district. Planning Manager Katie Wilken further clarified that school bus stops are not a review criteria.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 15-500-00005 Preliminary Plat for La Jolla Vista Parcel 6. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Walters

**8.3      [17-220-00009](#)      **ZONING ORDINANCE TEXT AMENDMENT - REVISIONS RELATED TO WIRELESS COMMUNICATION FACILITIES****

Chairman Bray opened the public hearing at 6:24 p.m.

Planning Manager Katie Wilken requested that the commission continue this item to the Planning and Zoning Commission meeting to be held January 10, 2018 at 6 p.m.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Steiner, to CONTINUE Case 17-220-00009 Zoning Ordinance Text Amendment until the Planning and Zoning Commission Meeting to be held at 6 p.m. on January 10, 2018. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Walters

**9.      STAFF COMMUNICATIONS**

Planning Manager Katie Wilken reminded commissioners which members terms will be expiring soon and the application to reapply will be sent. Also, the commission received an update on previous

cases that went to City Council for approval.

**10. ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:30 p.m.

Respectfully Submitted By:

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Heather Harris, Commission Secretary

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Patrick Bray, Chairman

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