



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, February 14, 2018

6:00 PM

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

1. CALL TO ORDER

Vice Chairman Barnes called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Keys, and Commissioner Steiner

Absent 2 - Chairman Bray, and Commissioner Walters

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Steve Careccia, 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 extenuating circumstances.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish, to EXCUSE Chairman Bray and Commissioner Walters from the meeting. The motion carried by the following vote:

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

Excused 2 - Chairman Bray, and Commissioner Walters

4. MINUTES

- 4.1 [P&Z MIN 02-2018](#) Approve draft minutes of the Planning and Zoning Commission meeting held on January 10, 2018.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on January 10, 2018. The motion carried by the following vote:

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

Excused 2 - Chairman Bray, and Commissioner Walters

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

7.1 [17-220-00009](#) ZONING ORDINANCE TEXT AMENDMENT - REVISIONS RELATED TO WIRELESS COMMUNICATION FACILITIES

Planning Manager Katie Wilken requested that the commission continue this item to the Planning and Zoning Commission meeting to be held on March 14, 2018.

MOTION BY Commissioner Keys, SECONDED BY Commissioner Kish, to CONTINUE Case 17-220-00009 Zoning Ordinance Text Amendment-Revisions Related to Wireless Communication Facilities to the Planning and Zoning Commission meeting to be held on March 14, 2018. The motion carried by the following vote:

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

Excused 2 - Chairman Bray, and Commissioner Walters

8. NEW BUSINESS

8.1 [17-200-00001](#) REZONING FROM GENERAL COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT (PAD)

Vice Chairman Barnes opened the public hearing at 6:04 p.m.

Planner III Steve Careccia presented the request to recommend approval of the conditional rezoning from General Commercial (C-2) to Planned Area Development (PAD) and an amendment to the Cotton Lane RV and Golf Resort PAD, as set forth in the draft of Ordinance No. 2018-1381. With the stipulations as recommended by staff, the requested rezoning is in conformance with the General Plan and will not adversely affect the surrounding area. As such, staff recommends conditional approval of the rezoning, pursuant to the draft of Ordinance No. 2018-1381.

Kevin McDougall, McDougall Devcon, representing Cotton Lane Group was present for questions.

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

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to recommend

APPROVAL for Case 17-200-00001 Rezoning from General Commercial (C-2) to Planned Area Development. The motion carried by the following vote:

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

Excused 2 - Chairman Bray, and Commissioner Walters

8.2 [15-500-00006](#) **PRELIMINARY PLAT FOR CITY CENTER AIRPARK**

Planner III Steve Careccia requested the recommendation to approve a preliminary plat for City Center Airpark subdividing 351.1 acres into five parcels generally located along Bullard Avenue, south of Yuma Road, within the City Center Airpark Planned Area Development (PAD), subject to stipulations. The preliminary plat is consistent with the land use, development standards, and density approved by the City Center Airpark PAD for this parcel. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Sun MP Investement Properties, LLC representative, Todd Tupper, was present for questions.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Keys, to recommend APPROVAL for Case 15-500-00006 Preliminary Plat for City Center Airpark. The motion carried by the following vote:

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

Excused 2 - Chairman Bray, and Commissioner Walters

9. STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed previous cases presented before the Commission for recommendation to the City Council.

Congratulations to Commissioner Kish, Walters, and Steiner on their reappointment.

10. ADJOURNMENT

There being no further business to discuss, Vice Chairman Barnes adjourned the meeting at 6:15 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____