



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, February 12, 2020

6:00 PM

Goodyear Municipal Court and Council  
Chambers  
14455 W. Van Buren St., Ste. B101  
Goodyear, AZ 85338

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#### CALL TO ORDER

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

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**Present** 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Clymer, and Commissioner Ellison  
**Absent** 2 - Vice Chairman Barnes, and Commissioner Steiner

**MOTION BY Commissioner Clymer, SECONDED BY Commissioner Kish, to EXCUSE Vice Chairman Barnes and Commissioner Steiner from the meeting. The motion carried by the following vote:**

**Ayes** 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Clymer and Commissioner Ellison  
**Excused** 2 - Vice Chairman Barnes and Commissioner Steiner

#### MINUTES

1. [P&Z MIN 17-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on January 15, 2020.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Ellison, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on January 15, 2020. The motion carried by the following vote:**

**Ayes** 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Clymer and Commissioner Ellison  
**Excused** 2 - Vice Chairman Barnes and Commissioner Steiner

#### PUBLIC COMMENTS

None.

#### **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

#### **PUBLIC HEARINGS**

### **2. 19-210-00010 CANYON TRAILS PAD AMENDMENT**

Chairman Bray opened the public hearing in error at 6:01 p.m. and closed the public hearing at 6:02 p.m. Chairman Bray stated that the public hearing for Canyon Trails PAD Amendment has been canceled and will be re-advertised for a future meeting date.

#### **BUSINESS**

### **3. [19-630-00006](#) PALM VALLEY PAVILIONS (EAST) COMPREHENSIVE SIGN PACKAGE**

Planner II Christian Williams presented the request to amend the Palm Valley Pavilions (East) Development Guidelines to allow for the addition of a monument sign for Goodyear Medical Plaza at Palm Valley Pavilions.

The Palm Valley master planned development began its development efforts in October 1989. To facilitate the development of a quality commercial center, the Palm Valley (East) Development Guidelines were approved in 1996 by City Council when the preliminary plat was approved. These guidelines included a comprehensive sign package that allowed for the construction of a wall sign for the overall Palm Valley development as well as two Palm Valley Pavilions wall signs. In addition to the three wall signs, a freeway pylon sign was approved and a 32-foot monument sign was approved.

Council approved an amendment to the Palm Valley Pavilions Sign Standards and Tenant Signage Criteria in October/November 1998. This amended sign package allowed for an additional freeway pylon, allowed for two 32-foot monument signs, and reduced the height of the previously approved 32-foot monument sign down to a height of 15 feet.

In 2019, the former Palm Valley Cinemas was redeveloped into Goodyear Medical Plaza which is a multi-tenant office building primarily catering to medical office users. Since the building consists of multiple tenants, they are requesting an additional monument sign on North Litchfield Road.

The applicant is seeking to amend the Palm Valley Pavilions (East) Development Guidelines to include a Sign Package for the Goodyear Medical Plaza at Palm Valley Pavilions, this amendment would allow a 10-foot monument sign to be constructed along North Litchfield Road approximately 150 feet north of the existing 32-foot Palm Valley Pavilions monument sign on the Chili's restaurant parcel. The new monument sign will have six panels, will not be illuminated and will be shorter than the existing

and approved monument signs currently located within Palm Valley Pavilions (East).

Commission asked if this amendment will change any other signs and whether the Target sign will remain. Mr. Williams stated that the amendment is only to allow the new sign to be installed and all others will remain.

**MOTION BY Commissioner Clymer, SECONDED BY Commissioner Kish, to recommend APPROVAL for case 19-630-00006 PALM VALLEY PAVILIONS (EAST) COMPREHENSIVE SIGN PACKAGE. The motion carried by the following vote:**

**Ayes**      5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Clymer and Commissioner Ellison

**Excused**   2 - Vice Chairman Barnes and Commissioner Steiner

#### **STAFF COMMUNICATIONS**

Development Services Director Christopher Baker gave a review of the cases previously presented to the Commission in 2019.

Mr. Baker informed Commission of the American Planning Association (APA) Conference coming up in the fall at the Wigwam which presents a good learning opportunity for the Commissioners.

Commission asked staff for a review of the Civic Square project at the next meeting.

#### **NEXT MEETING**

Chairman Bray announced the next Planning and Zoning Commission meeting to be held on March 11, 2020 at 6 p.m. The meeting will be held at the Goodyear Municipal Court and Council Chambers, 14455 W. Van Buren St., Ste. B101, Goodyear, AZ 85338.

#### **ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:18 p.m.

Respectfully Submitted By:

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Alissa Magley, Commissioner Secretary

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Patrick Bray, Chairman

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