

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
May 14, 2013**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Doug Doede called the meeting to order at 6:00 p.m. & led the Pledge.

II. ROLL CALL

Members present were Doug Doede, Brandon Forrey, Frank Carnal, Robert Jones, and Justin McCarty. Staff present was Deputy City/Engineer Manager Sue McDermott, Planner Jose A. Macias, and Economic Specialist Tom Doyle.

III. APPROVAL OF THE MINUTES OF April 9, 2013

There being no changes, Carnal made a motion to approve the minutes of April 9, 2013, seconded by McCarty, and the motion passed on a vote of 4 to 0, with Doug Doede abstaining from vote due to his absence.

IV. PUBLIC HEARING ITEM

Conditional Use Permit for Pro Gold Prospect Equipment & Supply at 11705 W. Thunderbird Rd. Jose A. Macias presented a PowerPoint Request for Conditional Use permit for Manufacturing Light in an Urban Corridor (UC) zoning district within the City of El Mirage.

A brief description of property features, lot size building, past uses and current use was given. Jose talked about the surrounding zoning and land use. The presentation included photos of the site and visual description of the property maintenance up keep, screening, storage, parking, signage and indoor activity. Macias closed the presentation by stating the request coincides with the El Mirage General Plan Mix-Use District of creating jobs in the downtown areas of the city and is not affected by the Thunderbird Road Overlay District. El Mirage Planning & Zoning Staff recommends approval for the Conditional Use Permit. Jose introduced the applicant, Travis Brown, as being in attendance to answer questions.

Doug Doede asked the applicant if he would like to say some words on his behalf.

Travis Brown gave a brief background on his operation; he mentioned that he has been at the site for over a year and half. He started out buying gold, but it got too dangerous, so he stopped and did not reapply for a business license. Meanwhile, he was still manufacturing small parts for his mining business in Youngtown. The applicant stated that manufacturing was light and not hazardous to the surrounding area and that a few members of the City of El Mirage staff have been to the site.

Doug Doede asked how long the applicant had been manufacturing products on site. Applicant responded that it was about a year, and was not aware that he needed a license and by not knowing he admitted he was “in the wrong”, but when code enforcement notified him he came down in January to apply for a business license.

Frank Carnal asked applicant about the abandoned truck with no engine and no tires stored on the property and if there was going to be more cars stored on site. Applicant stated the truck is his own truck and that it was a personal restoration project that he has not had time to work on and offered to move it, Carnal mentioned that it was not necessary, but was concerned about more cars showing up the site.

Carnal also asked about the back side caged area of the building, wanting to know if it’s storage or manufacturing. Applicant stated that was storage area and it was secured and the leaning fence was there before they moved in.

Doede asked if applicant owned the property or rented. Applicant mentioned that he leases the building from owners, 3 Brothers Investments.

Robert Jones mentioned that his questions about the abandoned truck were answered previously. Applicant offered to move it again. Robert asked about the applicant having any problems at the site. Applicant answered that he has had some incidents while buying gold and that the building has been attempted to be broken into in the past and that he has the building secured with an alarm company service and reinforce entry ways and windows.

Carnal asked about the sign on top of the covered parking area, if the owner was planning to do anything with it. Applicant stated that he asked the owner about the sign and the owner would rather keep it there and covered up. Applicant stated that by covering it, it would create an eye sore and he hasn’t done anything with it. Applicant offered to cover it, if need.

No more questions from panel, staff or applicant.

Jones made the motion to approval, Carnal second motion, motion and approval passed 5-0.

V. DISCUSSION ITEM

Temporary Sign Regulations

Macias presented a PowerPoint the recommendation for temporary sign regulations, to continue to allow them up to four times per year, reduce time period from 60 days to 30 days, restore requirement for 30 days in between, restrict banners to one no more that 32 sq. ft., restrict boards to one no more than 12 sq. ft., restrict swoopers to two up to 15 sq. ft. each, allow only one of the three types at a time, continue to allow two 12 sq. ft. sandwich signs.

Brandon Forrey asked for clarification on allowing of one of three types at a time banners, boards and swoopers. Macias gave clarification that only one type of signage should be allowed.

Doede asked about the time allowed between sign permits, Sue McDermott stated that the current city sign ordinance was 60 days. Forrey mentioned that in a previous version, the City would allow 4 times per year and 30 days between events.

Doede asked about painted signs on building, Macias Stated that painted signs are not allowed in the city and lettered signs needed to be attached to the buildings, Doede mentioned that there were still a few painted signs out there, Jones referenced the Well Hung Door building, Macias stated that the business owner did inquire about a conditional use permit (CUP) requirement for his business and that he was given a development packet to start the CUP process.

Doede asked what we were doing about the hand painted signs throughout the City. Macias stated that is a code enforcement matter and he does not police the City for violations.

Forrey stated that a few months ago, the discussion was that the current sign ordinance was adequate and didn't need to make changes, other than the promotional signs, and the potential abuse of the promotional signs and that the other issue was the enforcement that City staff is limited on time and resources.

Forrey suggested that in the future City staff could present a status on signage. Doede also suggested that City staff could provide reports to Planning and Zoning and City Council.

Jones asked for input and thoughts from the newly hired Economic Specialist, Tom Doyle. Doyle stated some of the signage could be very distracting and that he needed to see data to support it. Jones stated that some of the stores on Thunderbird Road are with flag signs that make it hard to see and poses a danger to drivers and pedestrians. Justin McCarty stated that there's a requirement nothing be in the sight triangle and that there might be some signs in violation of current code. Doede added that there's a 30 foot visual triangle that needs to be maintained. McCarty mention that it could be an enforcement oversight.

Doede mentioned that he sees no issue with the recommended changes, as long as they're being enforced, and that City staff should be on guard and keep an eye out for these types of situations. Jones added that there's nothing more that makes a community with an eye sore than to put out a sign that is hand written, without stencil and painted, it embarrass us as a community when we are trying to make these improvements to make our city respectable. We've come a long way dealing with these signs but there's a lot of improvement that needs to be done.

Doede asked what the next step would be; McDermott stated that it would require a public hearing and then go to City Council for approval. Doede recommended that the Temporary Sign Regulations be added to the June agenda for a public hearing.

Jones made the motion to put promotional signs on the agenda for public discussion and approval, Carnal seconded the motion, motion carried 5-0.

VI. STAFF REPORT

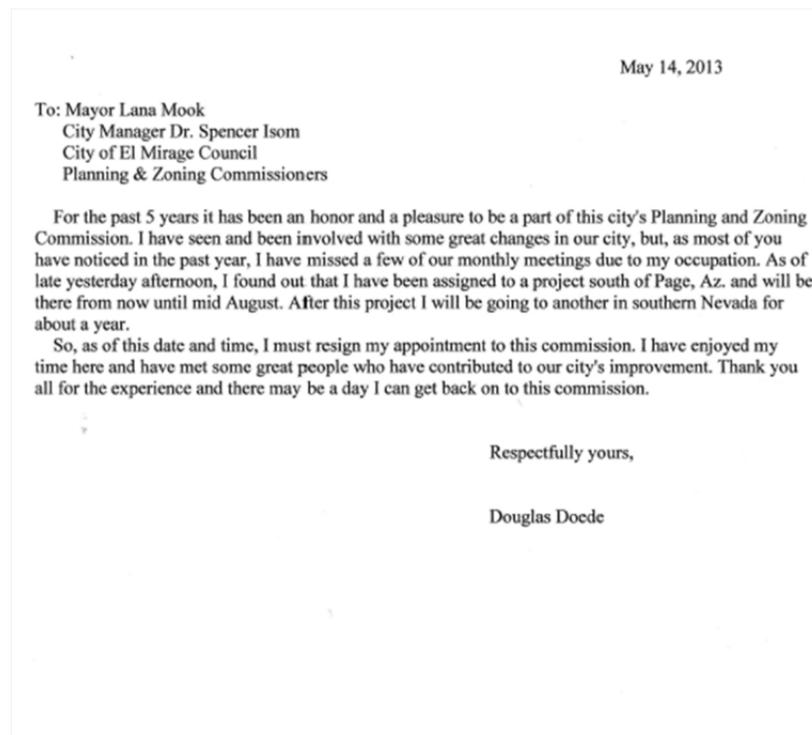
McDermott gave staff report,

- Last council meeting Paintball Park was approved for a conditional use permit and is moving along with obtaining building permits.
- Dr. Isom wanted the Commission Board to know that he is considering entering into a contract with IMS Worldwide to pre-designate an area south of Peoria Ave. as a free trade zone.
- City was contacted by a land developer about developing a subdivision south of Grand Ave, west of the river, at Main and Myer Street. Maybe coming in for a per-plat next month.

VII. COMMISSIONER COMMENTS

Jones asked about the status of the Mercado, he mention that they have it up for rent, is it up to code. McDermott believe it's up to code and was for sale, but that she will need to verify.

Chair Doede resigns from Commission due to work schedule.



XIII. ADJOURNMENT

Chair Doede adjourned the Commission meeting at 6:29 p.m.

Jose A. Macias, Planner

Doug Doede, Chairman