

**CITY OF EL MIRAGE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
November 12, 2013**

**I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Planning and Zoning Commission Vice-Chairman Frank Carnal called the meeting to order at 6:00 p.m. & led the Pledge of Allegiance.

**II. ROLL CALL**

Members present were Frank Carnal, Brian Crosby, Monica Dorcey and Justin McCarty. Robert Jones was excused from the meeting. City staff present was Sue McDermott, Deputy City Manager, Jose A. Macias, GIS/Development Services Coordinator (DSC), and Tom Doyle, Economic Development Specialist.

**III. APPROVAL OF THE MINUTES OF**

There being no changes, McCarty made a motion to approve the minutes of the October 8, 2013 meeting, seconded by Dorcey, and the motion passed with a vote of 3 to 0. Carnal did not attend the October meeting and excused himself from voting on approving the minutes.

**IV. OLD BUSINESS**

McDermott requested that the addition to City Code Section 154.126 Definitions and amend City Code Section 154.129 Regulations by Zones, (C) Business and Industrial Zones, (12) Billboards and other off-premises signs, be continued to a future meeting. Dorcey made a motion to continue item to a future meeting, seconded by McCarthy, motion passed with a 4-0 vote.

**V. NEW BUSINESS**

None

**VI. PUBLIC HEARING ITEM**

**1. Conditional Use Permit request from Epic Worship Center for a Religious Assembly in a Commerce Park zoning district AT 12336 W. Butler Dr.**

Carnal opened the public hearing; Macias presented a PowerPoint presentation on the conditional use permit for a religious assembly request. City staff recommended approval of the conditional use permit with the following stipulations 1) Install a second emergency exit on the west wall of the sanctuary hall to meet code requirements. 2) Extend the women's restroom #2 to have two toilet stalls. Crosby asked if the emergency exit will be installed first, then occupancy would be allowed. Macias confirmed yes. Carnal asked if any members in the audience would like to speak; Pastor Jonathan Gannon made a brief statement regarding the request. Carnal asked about the hours of operation; Gannon replied that the office will be open during the day for a small full-time and part-time staff and will hold a mid-week service on Wednesday evenings and Sunday mornings. Janet Cubock, a church member made a brief statement in support of the proposed religious assembly. Carnal closed the public hearing; McCarthy made the motion to

approve the recommendation of the conditional use permit with the stipulations, seconded by Crosby, motion passed with a 4-0 vote.

**VII. DISCUSSION ITEM**

None

**VIII. STAFF REPORT**

McDermott reported that the Dakota Fabricating site plan was approved by City Council at the last meeting; an application from Family Dollar Store for a site plan was submitted, which meets the Thunderbird Road Overlay District requirements; a subdivision preliminary plat for La Entrada (Main St. and Myer Ave.) was submitted and staff is working out some issues with the developer; a Dairy Queen sign was posted on El Mirage Road across from the park, but was removed because it did not meet code and plans will be submitted by the end of the year.

**IX. COMMISSIONER COMMENTS**

No comments from the commission members, Mayor Lana Look stated she was happy to hear the staff report.

**X. ADJOURNMENT**

Planning and Zoning Commission Vice-Chairman, Frank Carnal, adjourned the Commission meeting at 6:14 p.m.

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Jose A. Macias, GIS/DSC

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Frank Carnal, Vice-Chairman