

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
April 8, 2014**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Planning and Zoning Commission Chairman Robert Jones called the meeting to order at 6:00 p.m. & led the Pledge of Allegiance.

II. ROLL CALL

Members present were Robert Jones, Frank Carnal, Brian Crosby, Monica Dorcey and Justin McCarty. City staff present was Dr. Spencer Isom, City Manager, Jorge Gastelum, Director of Development & Community Services/City Engineer, Jose A. Macias, GIS/Development Services Coordinator (DSC), and Tom Doyle, Economic Development Specialist was absent.

III. APPROVAL OF THE MINUTES OF

There being no changes, Carnal made a motion to approve the minutes of the March 11, 2014 hearing, seconded by Dorcey, and the motion passed with a vote of 5 to 0.

IV. OLD BUSINESS

- 1. Continuance of the public hearing, discussion and recommendation for; an 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.**

Jones opened the public hearing; there being no questions from the public, commission members, and staff Jones closed the public hearing. Carnal made the motion to accept the recommendation for the definitions and amendments to City Code Section, seconded by Dorcey, and the motion passed with a vote of 5-0.

V. NEW BUSINESS/PUBLIC HEARING ITEM

- 1. Public hearing, discussion, and recommendation to approve a Zoning Amendment to the City Zoning Map 1,450 acres of land south of Peoria Avenue, west of El Mirage Road, north of Northern Avenue and east of the 135th Avenue alignment and a 2 acre parcel [APN 501-45-937] at the SWC of El Mirage Road and Cactus Road.**

Macias addressed the reason why two agenda packets were provided to the commission members.

Jones opened the public hearing. Macias gave a presentation on the subject matter accompanied by Dr. Isom, who gave brief historic information on the Zoning and Planned Area Development P.A.D. Overlay amendments and asked the Planning and Zoning Committee to approve the recommendation for the zoning amendments. Carnal asked if this was just an oversight by change of administrations, Dr. Isom confirmed Carnal's question and stated that both parties recognized the P.A.D. as being active. McCarty had a question unrelated to the amendment, regarding the zoning on a vacant property on El Mirage Road, south

of Cactus Road, north of Peoria Avenue and asked if it could be included in the proposed amendment. Dr. Isom stated that the zoning amendment would affect that parcel and that staff can look into the matter at a later date. Jones added, since it's not an agenda item it could not be discussed.

Patrick Reed, an El Mirage resident, asked if the land south of Peoria Avenue was going to be big buildings or acre lots. Dr. Isom stated that zoning is going back to a similar use from a prior zoning for the same commercial use and mostly light manufacture. Reed was concerned about big box buildings being built and not being used. McCarty added that the proposed plan is going back to leaving it as an industrial use instead of a commercial area.

Neils Roberts, from Roberts Property and Pueblo El Mirage, had a question regarding site B, he asked if there were any plans on what was going to be put on the site. Dr. Isom mentioned that the property is city owned and that there are no plans on what will be on the property. Roberts asked if there would be a residential use on the property. Dr. Isom stated that a residential use would not be a use for the property.

There being no more questions, Jones closed the public hearing. No additional questions from the commission members; Carnal made the motion to approve the recommendations to the zoning map, seconded by McCarty, and the motion passed with a vote of 5-0.

VI. DISCUSSION ITEM

None

VII. STAFF REPORT

Gastelum reported that construction drawings for the Family Dollar Store have been submitted, staff is in the process of reviewing the plans. Final plans will be submitted later this month with construction starting in May or June 2014. Second item, the Engineering staff has provided a copy of the City's Capital Improvement projects report to all the commission members.

VIII. COMMISSIONER COMMENTS

Jones thanked staff and Dr. Isom for an outstanding job in explaining the agenda items and the sit down between the commissioner and staff to go over the items; it really helped answer a lot of the questions. Carnal also thanked the staff. Dr. Isom added that staff will continue that process.

IX. ADJOURNMENT

Planning and Zoning Commission Chairman, Robert Jones, adjourned the Commission meeting at 6:19 p.m.

Jose A. Macias, GIS/DSC

Robert Jones, Chairman