

**CITY OF EL MIRAGE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 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 was excused. City staff present was Jorge Gastelum, Director of Development & Community Services/City Engineer, Jose A. Macias, GIS/Development Services Coordinator (DSC) Tom Doyle, Economic Specialist was excused.

**III. APPROVAL OF THE MINUTES OF**

There being no changes, Carnal made a motion to approve the minutes of the September 17, 2014 Regular Meeting, seconded by Crosby, and the motion passed with a vote of 3 to 0. Dorcey abstained herself from the vote; she was not in attendance at the September 17, 2014 meeting.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS/PUBLIC HEARING ITEM**

1. **A Continuation hearing from the September 17, 2014 public hearing, a Planning and Zoning Public hearing, discussion, and recommendation for GPA14-05-25, a major amendment to 2010 General Plan, proposed to change Transit Oriented Development to Residential at the northwest and northeast corner of Grand Avenue and Thompson Ranch Road.**

Chairman Jones opened the public hearing at 6:03 pm.

Macias introduced Susan E. Demmitt, from Gammage & Burnham, PLC, representing the property owners, Demmitt presented an updated presentation regarding the proposed general plan amendment request and addressed some of the comments from the sixty day review letters.

Crosby asked how the school donations the developer would be paid. Demmitt stated that the donations would be per dwelling at the time of the building permit and that the home builder would have to pay the City and the City would forward the funds to the school District. Crosby asked for a time frame of completion of project. Demmitt stated that it would be developed in phases and could take eighteen months or more.

Crosby asked if the school district had actual plans to accommodate the new students. Demmitt stated that the district can give an specific answer or comment at this time.

Crosby asked about access to the site, making a second entrance off Grand Avenue. Demmitt stated that a street light was discussed at the front of the school and that egress and ingress lanes are not feasible for the project and that plans are conceptual and the details would be worked out during the development phase.

Dorcey asked if the district shared the locations where they had land for new school sites, and then she stated that it's probably not in the east end of the district where we are. Demmitt answered no, they did not sit down to go over site plans. Dorcey made a comment regarding families in El Mirage having to bus their kids to other schools in the district.

Jones asked if the district provided a letter with a plan of action or were these notes that the consultant gathered. Demmitt stated that these were notes from their meeting and that the school district did not provide a revised letter. The school district has a standardized letter that they handout to all developers.

Demmitt stated that she met with the City Manager and Mayor, where they discussed the goals of the City in changing the City's image. Jones stated that they were here to service the families of El Mirage and children, and stated that they do not like seeing the children having to be bused to other communities. Dorcey added that this issue has been a problem and how development happened in the west valley. Demmitt made a closing statement and Jones asked for City staff to present the staff report.

Macias presented the staff report recapping the proposed general plan amendment request and made the staff recommendation to deny the request.

Jones asked commission members for any questions for staff, there being none, Jones made a call to the public for questions, there being none, Jones closed the public hearing.

Jones made the comments that this is only a recommendation from the Commission to Council and that the final decision will be from the Council members. There being no discussion Carnal made the motion to deny the request to amend the general plan due to the inconsistency. Crosby seconded it, motion passed with a 4-0 vote.

## **VI. DISCUSSION ITEM**

None

## **VII. STAFF REPORT**

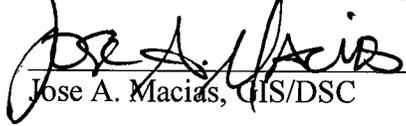
Gastelum reported the following items: 1) Phase II of Basin Park was approved by Council on September 16, 2014. Phase II will include the installation of security lighting throughout the basin park and other pocket parks to enhance security and safety. 2) A Professional Services Agreement with Aztec Engineering Group was also approved by Council on September 16, 2014 to provide the design of security improvements including parking area to the Court House and library employees. 3) Reminder: the October 14, 2014 Planning and Zoning Meeting has been cancelled and the next meeting will be Tuesday, November 18.

## **VIII. COMMISSIONER COMMENTS**

No report from Commission Chair Jones, Vice-Chair Carnal commended the Staff on their hard work with the general plan process.

**IX. ADJOURNMENT**

Planning and Zoning Commission Chair, Robert Jones, adjourned the Commission meeting at 6:52 p.m.

  
Jose A. Macias, GIS/DSC

  
Robert Jones, Chairman