

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 18, 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, Justin McCarty and Monica Dorcey was excused. City staff present was Jorge Gastelum; Director of Development & Community Services/City Engineer, Jose A. Macias, GIS/Development Services Coordinator (DSC) and Tom Doyle, Economic Specialist was excused.

III. APPROVAL OF THE MINUTES OF OCTOBER 8, 2014

There being no changes, Carnal made a motion to approve the minutes for the October 8, 2014 Regular Meeting, seconded by McCarty, and the motion passed with a vote of 4 to 0.

IV. OLD BUSINESS

None

V. NEW BUSINESS/PUBLIC HEARING ITEM

- 1. Public hearing, discussion, & recommendation for a 7.41 acre commercial use site plan approval proposed at the southeast corner of Thunderbird Road and Dysart Road by Park West Partners LLC., for a Goodwill Store and future commercial pads**

Chairman Jones opened the public hearing at 6:04 pm.

Macias presented a PowerPoint staff report describing the current status of the site and development proposal. Macias stated that City staff reviewed the 2009 Development Agreement and found that the stipulations have been met and had no objections to the proposed site plan. Macias also stated the staff recommended approval of the site plan with the following stipulations:

1. Applicant shall work with City staff to assure signage meets City Code Sign Regulations.
2. A (minor or major) site plan amendment will be required for future development if different from what is noted on the site plan.
3. Not to allow a second tax exempt business organization, such as a 501(C)(3), to locate in this phase, or any future phase of the development.

At that point Macias opened the discussion for questions and public comment.

Dr. Spencer Isom, City Manager, made a statement for the importance of the tax exempt businesses stipulation and the limited commercial properties that generate sales tax in the city. At that point Macias invited the property owner, architect and representative from Goodwill to speak or answer questions from the Commission Members.

Charles Boyd, property owner, developer & partner for Park West Partners LLC., spoke a bit about the history of the site and the new proposed site plan for the Goodwill and future commercial pad. Jones asked if they had a time frame for developing the other phases of the site. Boyd stated that they would like to develop them as soon as they can; they would like to development the pad adjacent to the Goodwill store and that they have third party interest in the other pads. Jones stated that the Commission Members were concerned about the undeveloped pads after the Goodwill Store has been completed and how they're going to maintain the pads from construction debris and weed control. Boyd stated they will be providing curbing around the undeveloped pads to prevent trespassing and will cover the ground with ground covering material to avoid the growing of weeds. Jones mentioned that in the past the weeds have been an issue and that they would like to see the pad clean and make this project very successful. Boyd agrees and stated that they will keep the site clean. Jones asked of adding a fourth stipulation to make sure the site stays clean of any debris and weeds. Boyd stated that is in the City Code.

Jones mentions that he was concerned about the parking lot lighting, but also mentioned that staff would address the matter during the construction permitting phase of the process assuring that there will being enough lighting on the site and not disturbing the adjacent properties. Boyd referred to the lead architect Scott Puente, from Archicon Architects to comment on the subject. Puente stated that staff has provided comments regarding the photometric plan and that any concerns will be addressed in the building permit review process.

Crosby asked about daily construction times that may disturb neighbors early in the day or late in the evening. Gastelum added that City Code sets the hours of construction activities on a daily bases and by season. At this point there were no other questions from the Commission Members.

Boyd made a statement regarding the third stipulation of not allowing other tax exempt business on the site; Boyd wanted to go on record that he is objecting to the stipulation. Jones stated that the City has few opportunities for commercial site and tax revenue and that the Commission Members need to lookout for the best interest of the City. Boyd stated that he understood the City intention, but would still like to object to the stipulation.

Jones asked if anyone from the Goodwill Store Corporation would like to speak. Kim Ryder, Vice President of Real Estate & Commercial Maintenance for Goodwill, stated the importance of opening a store in El Mirage and how they have been looking for a new west valley location for five years. The El Mirage Goodwill will absorb the demand from the store that closed in Surprise last year (Bell Cross Roads). Ryder spoke about the employment of full-time and part-time employees, employee benefits, hours of operation, and security measures in place to prevent after hours dumping. Crosby asked about the twenty-four hour trucking operation that my drop off or pick up inventory. Ryder mentioned that the trucks are not large semi-trailers, but smaller trucks that will not interrupt the neighbors.

Kim stated that the Store at the Bell Road (Bell Cross Roads) was very successful, but it was too small and could not accommodate the donations, so they closed it. The El Mirage store will be twice as big as the one on Bell Road.

There being no other questions or comments from the public, Jones closed the public hearing at 6:25 pm. Carnal made the motion to accept and recommend approval of the site plan with the stipulations and adding a fourth stipulation that

the site shall be kept clear of any weeds and debris, seconded by Crosby, motion passed with a 4-0 vote.

VI. DISCUSSION ITEM

None

VII. STAFF REPORT

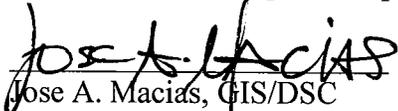
Gastelum reported the following for the staff report; 1) General Plan Amendment updates, a study session was provided to City Council to provide an overview of the application on October 21, 2014. A public hearing was held on November 6, 2014 where the applicant asked for a continuance until January 2015. No comments from the public were received. 2) Resolution R14-11-20 was approved at the November 6, 2014 Council meeting setting fees for the digital billboards. 3) A reminder that the next Planning & Zoning Commission meeting is scheduled for Tuesday, December 9, 2014. However staff has no items for the December meeting and applicants have until Friday, November 21, 2014 to submit their applications. 4) The Medical Marijuana Facility has submitted their Development Application and staff will review and provide comments.

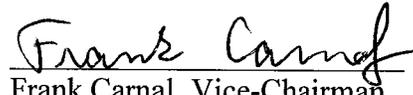
VIII. COMMISSIONER COMMENTS

Commission Chair Jones, made a statement thanking the City Staff and the Commission Members for their hard work during his time as Chair and stated that this will be his last Planning & Zoning meeting and is excited to move on to the City Council. Jones' City Council terms starts on December 2, 2014.

IX. ADJOURNMENT

Planning and Zoning Commission Chair, Robert Jones, adjourned the Commission meeting at 6:28 p.m.


Jose A. Macias, GIS/DSC


Frank Carnal, Vice-Chairman