

**CITY OF EL MIRAGE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
JULY 14, 2015**

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

Planning and Zoning Commission 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, Martin Crosby, Monica Dorcey, Robin Freberg, and Justin McCarty was excused. City staff present was Jorge Gastelum, Director of Development & Community Services/City Engineer, Jose A. Macias, Development Services Coordinator/GIS and Tom Doyle, Economic Specialist.

**III. APPROVAL OF THE MINUTES OF APRIL 14, 2015**

There being no changes; Dorcey made a motion to approve the minutes for the April 14, 2015 Regular Meeting, seconded by Crosby, and the motion passed with a vote of 4 to 0.

**IV. OLD BUSINESS**

None

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

**1. Appoint a new Commission Chairperson and Vice-Chairperson.**

Carnal opened the discussion for appointing a new Chair and Vice-Chair. Dorcey made the motion to re-elect Carnal as Chairperson, Crosby seconded; there being no other nominations the motion passed with a 4-0 vote.

Carnal opened the discussion for Vice-Chair nominations. Carnal nominated Monica Dorcey as Vice-Chair, seconded by Crosby; there being no other nominations the motion passed with a 4-0 vote.

**2. Public hearing, discussion, and acceptance for a preliminary plat extension for zoning case PZ13-05-14, a preliminary plat for The Village at La Entrada Subdivision located on Main Street, south of Thunderbird Road. 196 single-family residential lots on 47.10 acres approved by Planning and Zoning Commission on August 12, 2014.**

Carnal opened the public hearing. Macias presented the staff report to the commission members and public, and introduced Bob Dalton from Coe Van Loo, representing the ownership. Carnal asked if the applicant has contacted the school district for a letter of support. Dalton stated that the ownership has attempted to reach the Dysart School District. Dalton also stated that the ownership has full intention in obtaining a letter of support from the school district before they return for the final plat.

Carnal opened hearing to the public. Cruz Mireles, 7425 W Bloomfield Road, El Mirage, Arizona asked what a "Plat Extension" is. Carnal provided an explanation; Mireles asked when the land owners will get a letter of support from the school district. Dalton stated that he did not have an exact date, and that the developer would be able to build with a letter of support from the school district. Mireles then asked if the project was on hold until the EPA and the land owners resolved the pending issues. Carnal

confirmed. Mireles asked how long it would be before any construction would start. Macias explained the final plat and building permit process and that it would be a few more months after the extension expired and final plat approved.

Vanessa Marshall, 13325 N Main Street, asked about a sidewalk being added to Main Street down to the existing subdivision and she asked if the access alley would remain on the north end of her property, SEC of Main Street Valentine Street. Gastelum stated that the access easement would remain to the north of the Marshall property. Dalton stated a sidewalk will be installed only on those portions of the project property and not the whole street.

Gwen Marshall, 13325 N Main Street, asked why only one (west) side of the street got a sidewalk and the other (east) side did not on Main Street. Gastelum stated that the City looked into installing a sidewalk on the east side of the street, but that the City did not have the right-of-way to do it. Marshall asked why the owners on the east side of the street were not given the opportunity to dedicate a right-of-way for a sidewalk. Gastelum did not have the information to answer the question. Dalton added the owners of the development tried to purchase the lot along Main Street and provide a sidewalk. Marshall asked if the City could look into asking for dedication of right-of-way for a sidewalk, Gastelum stated that he would look into it.

Carnal closed the public hearing at 6:19 pm and asked for a motion. Dorcey made the motion to accept the extension of the preliminary plat an additional six (6) months, Crosby seconded; motioned passed with a 4-0 vote.

### **3. Public hearing, discussion, and recommendation for a Major Site Plan Amendment, zoning case PZ15-06-02 Southwest Steel located at 10211 N El Mirage Road.**

Carnal opened the public hearing for agenda item number two, Macias presented the staff report to the commission members and public. Carnal opened the discussion and Dorcey asked how many more jobs the expansion was going to create. Dennis Keogh, the project manager from Keogh Engineering, gave a brief presentation on the proposal. Keogh stated that they have one shift now and with the expansion would add thirty (30) new employees to the current sixty (60).

There being further questions from the commission members and the public, Carnal closed the public hearing and asked for a motion. Dorcey made the motion to recommend approval of the site amendments with the City's Staff stipulations; Freberg seconded, motion passed with a 4-0 vote.

## **VI. DISCUSSION ITEM**

None

## **VII. STAFF REPORT**

Gastelum reported the following items.

The following items were approved by Council since April: 1.) Approval of Architectural/Design Services for the New City Hall. The New City Hall will be located at the northwest corner of Mountain View Road and El Mirage Road. The New City Hall will include a Council Chamber where P&Z Commission meetings will be held. 2.) Settlement and Development Agreement with Thompson Ranch Partnership was approved. The agreement included residential zoning revision to the parcel at the northeast corner of Grand Ave and Thompson Ranch Road. 3.) Construction Services agreement with Sun Eagle was approved. The agreement is to provide construction services for the new parking lot at the Court House. 4.) Lowest

responsible bid received from Sunland Asphalt was awarded for the construction of El Mirage Road between Gateway Park and Cactus Road.

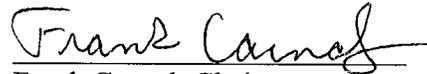
**VIII. COMMISSIONER COMMENTS**

Chairperson Carnal thanked staff for its hard work.

**IX. ADJOURNMENT**

Planning and Zoning Commission Chairperson, Frank Carnal, adjourned the commission meeting at 6:38 p.m.

  
Jose A. Macias, DSC/GIS

  
Frank Carnal, Chairperson