

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
SEPTEMBER 22, 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 Chairperson Frank Carnal, Vice-Chair Monica Dorcey, Commission Members Martin Crosby, Justin McCarty and Robin Freberg. City staffs present were 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 AUGUST 12, 2015

There being no changes; Dorcey made a motion to approve the minutes for the August 12, 2015 Regular Meeting, seconded by Crosby, and the motion passed with a vote of 5 to 0.

IV. OLD BUSINESS

None

V. NEW BUSINESS/PUBLIC HEARING ITEM

1. Public hearing, discussion, & action to amend City Code Section §154.020 DEFINITION OF TERMS and §154.052 PERMITTED USE BY ZONE.

Chairperson Carnal opened the public hearing at 6:03 pm. Macias presented the staff report to the Commission Members. Carnal asked for any comments or discussion from the Commission Members, Dorcey mentioned that she likes the amendments because it gives the public the opportunity to voice their concerns and questions. Carnal made a call to the public, there being no members of the public in attendance Carnal closed the public hearing at 6:32 pm and asked for a motion.

Dorcey made the motion to recommend approval of the amendments as presented. McCarty had the following questions and started a discussion about the zoning regulations being inconsistent with regards to the Permitted Uses. McCarty mentioned that the City is being more restrictive with some of Uses than others, such as dispensaries were being permitted by right and non-profit/religious assembly requiring a conditional use permits in certain zoning categories. Macias clarified the intent of the City and reasoning of the amendments. Doyle added that from an economic view that the City needs to protect what little commercial land the City has left and mentioned the importance of bringing in tax revenue. Gastelum closed the discussion by stating that the City is not denying these uses, but that the City wants to give the public and Planning Commission Members the opportunity to review and provide comments for all these types of developments.

There being no more questions or discussion, Carnal called for a vote. The motion passed with a 4 to 1 vote.

VI. DISCUSSION ITEM

None

VII. STAFF REPORT

Gastelum reported on the following; 1) the Family Dollar Store opened on Labor Day weekend and had a grand opening on September 19, 2015. 2) El Mirage Road Project between Gateway Park and Cactus Road has started and will continue for twelve (12) to eighteen (18) months. 3) Southwest Gas continues their line relocation along Thunderbird Road and expects to be completed by the end of November.

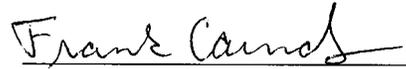
VIII. COMMISSIONER COMMENTS

No comments.

IX. ADJOURNMENT

Planning and Zoning Commission Chairperson, Frank Carnal, adjourned the commission meeting at 6:16 p.m.


Jose A. Macías, DSC/GIS


Frank Carnal, Chairperson