

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 12, 2016**

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, Commission Members Justin McCarty, Robin Freberg, Martin Crosby and Vice-Chair Monica Dorsey 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 FEBRUARY 9, 2016

There being no changes; Martin made a motion to approve the minutes for the February 9, 2016 Regular Meeting, seconded by Freberg, and the motion passed with a vote of 4 to 0.

IV. OLD BUSINESS

None

V. NEW BUSINESS/PUBLIC HEARING ITEM

1. A Planning and Zoning Commission Workshop to discuss the Pro-Petroleum operations located at 12126 W. Olive Avenue, El Mirage, Arizona 85335.

City Staff member Macias went over the workshop guidelines and reminded the Commission Members that no public comments will be accepted in the workshop, but the public will have the opportunity to provide comments during the public hearing portion of the meeting. Commission Chairmen Carnal opened the workshop; Macias introduced Lynn Niewiadomski, Environmental Consultant for Fuel Processing Operators (FPO). Niewiadomski presented a PowerPoint of an overview of FPO operations and request for the site improvements.

Carnal opened the discussion for the workshop; Crosby asked what material the fencing along the front of the property would be. Nicole Lee, Project Architect, answered that the wall will be a painted CMU block and that the wall would stagger to break up the wall. Crosby asked what color the wall is going to be, Lee answered a desert tone color. Carnal asked about the secondary entrance along 121st Avenue, that the El Mirage Fire Department is asking that it be moved to the north end of the entire property, not just to the end of the new area. Mike Mather, Vice President of Operations for FPO stated that they will work with City Staff to make revisions to the site plan. Freberg asked if the City Fire Department was equipped and trained to handle a hazmat emergency, Macias stated that staff would have to research the question and report back to the Commission Members.

There being no more questions from the Commission Members, Carnal closed the workshop and moved to the public hearing portion of the meeting.

2. Public hearing, discussion and recommendation for a Major Site Plan Amendment for an Industrial Use at 12126 W. Olive Avenue, El Mirage, Arizona 85335

Carnal opened the public hearing; Macias presented the staff report to the Commission Members and audience. Carnal called for comments from the public, there being none Carnal closed the public hearing and asked for a motion. Crosby made the motion to recommend approval of the application as presented by staff with the stipulations, seconded by McCarty, motion passed with a 4-0 vote.

3. Public hearing, discussion and recommendation for a Conditional Use Permit for a Wireless Communication Facility (Small Cell Site) at 14955 N. Dysart Road, El Mirage, Arizona 85335.

Carnal opened the public hearing; Macias presented the staff report to the Commission Members and audience. Carnal called for questions and comments from Commission and the public, Crosby asked if the pole and equipment will be behind the wall, Macias confirmed yes that all the equipment will be hidden from the public. Carnal called for public comments, Amy Sasunock, an El Mirage resident, stated that she did not have an issue with the pole being there, but that she did not like the esthetics of the pole and antennas and requested that the poles be designed to look "nicer". There being no more comments from the public; Carnal closed the public hearing and asked for a motion, Crosby made the motion to recommend approval of the application as presented by staff with the stipulations, seconded by McCarty, motion passed with a 4-0 vote.

Carnal asked the City Mayor Lana Mook if she had any comments, Mayor Mook asked if she could speak unofficially, Mayor Mook started that this item (the esthetics) is critical and will be discussed at the City Council meeting.

VI. DISCUSSION ITEM

None

VII. STAFF REPORT

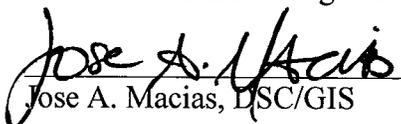
Gastelum reported on the following; 1) El Mirage Road between Peoria Avenue and Cactus Road will be closed to through traffic until May 22nd to complete necessary roadway improvements and utility relocations. Please take additional time if driving within the area. 2) Groundbreaking of the New City Hall was held last month. Completion is anticipated to be in late 2016.

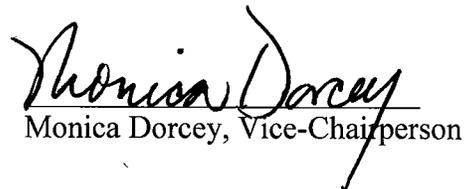
VIII. COMMISSIONER COMMENTS

No comments.

IX. ADJOURNMENT

Planning and Zoning Commission Chairperson, Frank Carnal, adjourned the commission meeting at 6:35 p.m.


Jose A. Macias, DSC/GIS


Monica Dorsey, Vice-Chairperson

City of El Mirage Planning and Zoning Workshop

Presented By

Fuel Processing Operators, LLC

INTRODUCTIONS

Lynn Niewiadomski

- Environmental Consultant for Fuel Processing Operators

Mark Griffin

- President – Fuel Processing Operators

Mike Mathers

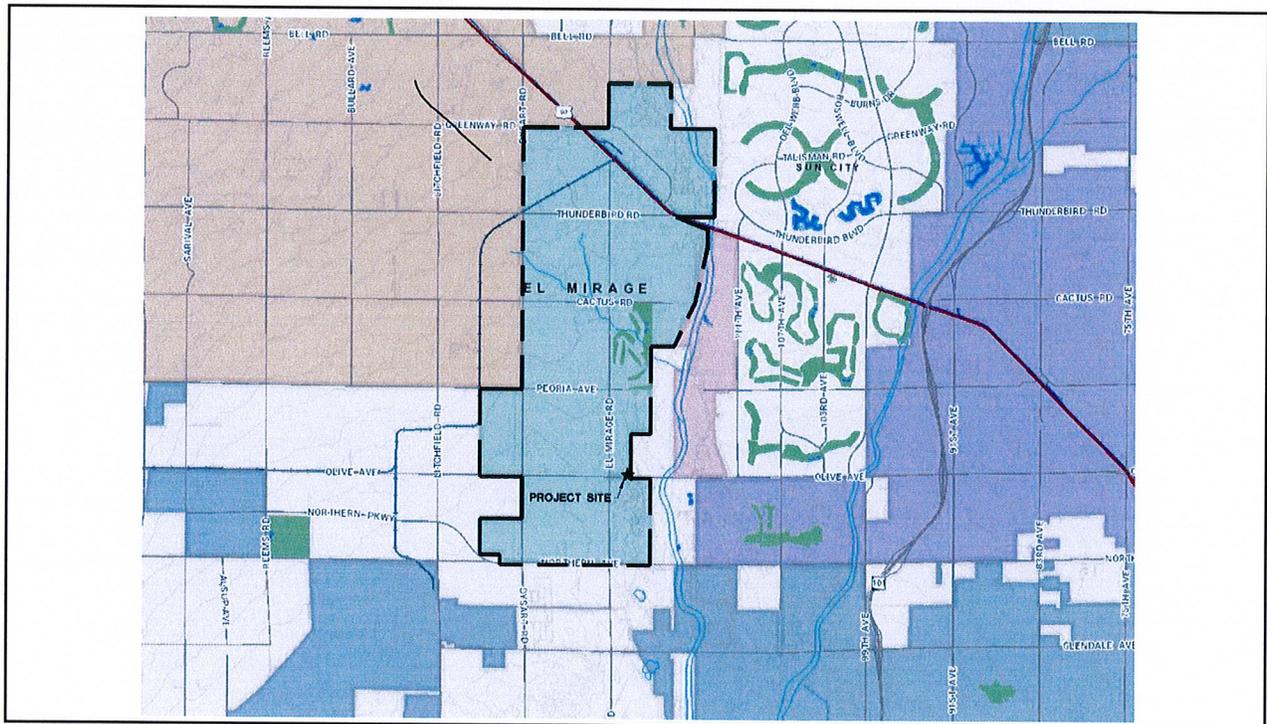
- Vice President of Operations – Fuel Processing Operators

Nicole Lee

- Architect - K-Engineering & Design

WORKSHOP OBJECTIVES

- Introduction to FPO El Mirage Transmix Facility
- Project Description
- Potential benefit to the City of El Mirage
- Question / answer session





FPO EL MIRAGE TRANSMIX FACILITY

What is Transmix?

- Commingled diesel, gasoline and jet fuel
- Originates from pipelines that transport fuel to The Valley
- Inevitable byproduct of fuel import to The Valley
- Unusable as is

FPO EL MIRAGE TRANSMIX FACILITY

What FPO does:

- Receives transmix from Valley pipeline terminals
- Separates transmix into usable diesel and gasoline
- Distributes separated product into commerce
- Allows for uninterrupted pipeline delivery to The Valley

PROJECT DESCRIPTION

- Modify existing operations to allow for removal of sulfur from diesel
- Diesel will meet EPA's ultra low sulfur diesel ("ULSD") specification
- ULSD results in reduction of vehicle emissions
- Requires installation of additional equipment

POTENTIAL BENEFIT TO CITY OF EL MIRAGE

Improved Aesthetics

- Architectural screen wall along Olive Avenue and 121st Avenue
- Attractive landscaping along Olive Avenue



CURRENT VIEW FROM OLIVE AVENUE



FUTURE VIEW FROM OLIVE AVENUE



BEFORE AND AFTER

