

**CITY OF EL MIRAGE  
REGULAR PLANNING & ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 20, 2008**

**I. CALL TO ORDER**

The Chair David Shapera called the meeting to order at 6:00 p.m.

**II. ROLL CALL AND SWEARING IN OF NEW MEMBERS**

Present were Chair David Shapera Vice Chair Hugh Flisyn, and Commission members Keith Turley and Robert Jones, Senior Planner Mark Smith, Economic Development Director Scott Chesney, and Deputy City Clerk Mike Standish. Commission Member Deidre Gossett, Community Development Director George Flores, and Attorney Rick Flaaen were excused. Deputy City Clerk Mike Standish swore in Robert Jones as a new Commission member.

**III. APPROVAL OF THE MINUTES OF DECEMBER 19, 2007**

The Chair asked for corrections. Keith Turley made a motion for approval of the minutes of December 17, 2007, as presented. The motion was seconded by Hugh Flisyn and passed 3 to 0 with new member Robert Jones abstaining since he was not present at the last meeting.

**IV. WITHDRAWALS AND CONTINUANCES [NONE]**

**V. NEW BUSINESS**

**1. PZ08-0111: Request for plat approval of Heritage Sunwest Cemetery in R-1 Single Family Residential & B-2 General Commercial at 12525 NW. Grand Av.**

The Chair asked staff for any new information. Mr. Smith indicated there was no new information and noted that Paul Gabriel, manager of Sunwest Cemetery, was present. The Chair asked Mr. Gabriel to summarize his recent improvements to the property. Gabriel said the crematory was under construction and ready to drywall, the funeral home façade was also being redone, and now they needed plat approval per the State Department of Real Estate. The whole cemetery was surveyed so that they could not only sell plots as needed but do pre-sales. The Chair asked about landscaping on the site. Gabriel said they were doing a major upgrade with a new wall and frontage landscape per City regulations. Shapera asked about the cemetery itself. Gabriel said it was grass with a few trees but they had added 5 new trees and planned to add 5 or 6 more 24"-box bottle trees with 6 oleanders between the trees.

Keith Turley asked about the half-planted future development area to the south. Gabriel said they had graded it and cleaned up the illegal dumping and planned to paint all the internal walls brown like the plat behind to cover graffiti and to make repainting easier.

The Chair said that they appreciated the work being done on the site, and that he thought staff recommendations were in line with what the Commission had been recommending.

Keith Turley made a motion to recommend approval subject to the stipulations:

1. The project shall be built according to the plans submitted for approval unless modified to meet City codes, policies, or stipulations added below. Pads shall require their own separate site plan application & approval.
2. Fully engineered plans and reports, as required by the City Engineer, Building Official, Senior Planner, and/or Fire Chief, must be submitted and approved prior to the issuance of any building or off-site permits. Development of the site and required infrastructure improvements shall be in conformance with all applicable City codes and policies unless variance is approved by the City Council as the Board of Adjustment.
3. Drainage & retention improvement shall be reviewed and improved by the City Engineer in compliance with City on-site retention policies.
4. On-site lighting shall be shielded from adjacent parcels per 21-6-14A.
5. All internal roadways shall be maintained per County PM-10 Standards.
6. Unnumbered blocks shall be given numbers for proper legal description.
7. A mausoleum, new plots, or other additions to the existing cemetery will require a conditional use permit application and approval per 21-7-5H.

Robert Jones seconded the motion which then passed unanimously [4 to 0].

**2. PZ07-0921: Request for site plan approval for Thunderbird Crossings Retail Center in B-2 General Commercial w/ 65db at SEC Thunderbird Rd. & 127<sup>th</sup> Av.**

The Chair asked staff for any new information. Mr. Smith said there was none. Kristin Thoma was present representing RDB Construction. She said they were building about 2,000 sq. ft. suites, but had not begun marketing them. The Chair asked what they envisioned. Thoma said salons, fitness, and fast food such as a sandwich or coffee shop. Shapera asked whether landscaping met the minimum requirements. Thoma said it did. He asked about trash containers on sidewalks. She said they planned two per building. Shapera asked about shopping carts. Thoma said they had not had any businesses with them. Shapera said that the City did not allow portable signs and asked if they could put that in their leases. He also said there should be no overnight parking and asked they post it. He said it was optional but they would like to see a flagpole with an American flag. He also thought that they should increase the landscaping by 10% since it was a prime development on Thunderbird. Thoma said they planned to add landscaping along the front of the buildings. Shapera also asked if they could have a higher sign for visibility. Staff said the code allows 30' height. Keith Turley added that they needed to keep trees out from in front of the sign and the utilities and trees out of the corner. He asked about a cross access to the east parcel. Thoma said it had already been provided. Hugh Flisyn asked if required handicapped parking was met. Thoma said it was. He asked about trash containers near the northwest corner. Staff said they had been moved to the back at their request to keep the 127th Avenue frontage from looking like an alley. Flisyn asked if they could restrict early morning pickup. The Chair said they could not dictate that. Robert Jones asked about the need for a traffic light. Staff said it was up to the TIA and the Engineer. Shapera asked if they planned to break ground this year. Thoma said they were anxious to start. Shapera suggested a stipulation #8 requiring meandering sidewalk

on 127<sup>th</sup>. He asked about streetlights. Smith said they were required all around. Shapera added a stipulation #9 that no overnight parking be posted and recommended a flagpole.

Hugh Flisyn made a motion to recommend approval subject to stipulations as follows:

1. The project shall be built according to the plans submitted for approval unless modified to meet City codes, policies, or stipulations added below. Pads shall require their own separate site plan application & approval.
  2. Fully engineered plans and reports, as required by the City Engineer, Building Official, Senior Planner, and/or Fire Chief, must be submitted and approved prior to the issuance of any building or off-site permits. Development of the site and required infrastructure improvements shall be in conformance with all applicable City codes and policies unless variance is approved by the City Council as the Board of Adjustment.
  3. Developer shall install off-site improvements including additional lanes, detached meandering sidewalk on Thunderbird Rd., and streetlights.
  4. All buildings shall have fire sprinklers and third-party-monitored alarm systems plus outside access to riser rooms. FDCs shall be remote and the entry to all parking aisles shall have 50' radius for fire equipment access. Hydrants shall be installed in front & behind shops on looped water lines.
  5. Signs shall be by attached letters rather than painted or in backlit panels.
  6. Streetlights per Engineering & on-site lighting per IBC are required.
  7. Parking islands shall be added in front aisles to comply with City codes.
  8. Sidewalks shall be meandering on 127<sup>th</sup> Avenue as well as Thunderbird Rd.
  9. Developer shall install signs indicating no overnight parking per City Code.
- Keith Turley seconded the motion to recommend, and the motion passed 4 to 0.

### **3. Discussion on Paper on New Urbanism & CPTED and other concerns.**

The Chair said that the City had decided in the past not to allow replacements of mobile homes in the old town which has resulted in new homes being built in the area. He suggested that the City allow 2-family homes. Hugh Flisyn asked about townhomes with 2 to 4 units. They could rent out the middle units cheaper than the end units. They had to do something as there were too many families living in one home. Mark Smith said that the City could not allow increased densities within noise zones.

David Shapera said maybe there should not be so many back alleys. They should be walker-friendly, maybe not with trees but with no objects [trash/debris]. Hugh Flisyn suggested a grant to demolish homes. Shapera suggested cul-de-sacs to stop speeding and eliminate crime. Hugh Flisyn said Chicago had done that to cut down on crime. Shapera said he had been on the Board since 2002 and was concerned about Grand Av.

David Shapera asked Scott Chesney for comment. He said the principles they were talking about were good steps for the City; a positive perception provided stability and a business recruitment tool. He said he was an architect and designer by background but was charged to focus on economic development. Shapera said it was a good place to have business because people do walk. He suggested that something like Food City

should locate on the vacant lot by the Post Office. He had also talked to the City Manager about the poor condition of the roadway pavement on Thunderbird Road. Keith Turley asked if the paper's author Adam Muntian could talk to the Commission. Mark Smith suggested they could look at local examples like Verrado in Buckeye or Amaranth in Goodyear. Hugh Flisyn said there was another in Surprise [Marley Park?].

**VI. CALL TO THE PUBLIC ON NON-AGENDA ITEMS [NONE PRESENT]**

**VII. STAFF REPORT ON PAST AND PENDING PROJECTS**

The Chair asked about the trucking operation on the old nursery site. Mr. Smith said they had 30 days to submit a site plan. The Chair said they would like something done on it. Hugh Flisyn had taken Building Official Mary Dickson to the site to view the containers. There were also metal containers at El Mirage and Olive. They wanted action sooner than later. They wanted the City to look better so people know you can't come in and dump on it. Flisyn said the owner said she could do whatever they want. There was also a church on Thunderbird that was parking everywhere and a restaurant with garbage blocking the alley.

Shapera also asked about proposed retail at the northwest corner of Northern and El Mirage. Smith said that the area of the site was limited by the dedications required on both streets.

**VIII. SUMMARY OF CURRENT EVENTS BY COMMISSION MEMBERS [NONE]**

**IX. EXECUTIVE SESSION [NONE]**

**X. ADJOURNMENT**

There being no other business, Hugh Flisyn moved for adjournment, seconded by David Shapera, and the motion passed unanimously. The meeting adjourned at about 6:55 p.m.

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Mark L. Smith, Senior Planner

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David Shapera, Comm. Chair