

**CITY OF EL MIRAGE
PLANNING & ZONING COMMISSION WORK SESSION
MEETING MINUTES
MAY 21, 2008**

I. CALL TO ORDER

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

II. ROLL CALL

Present were Chair David Shapera, Vice Chair Hugh Flisyn, Commission members Keith Turley, Robert Jones, and Deidre Gossett, Community Development Director George Flores, Economic Development Director Scott Chesney, City Attorney Rick Flaaen, and Senior Planner Mark Smith.

III. APPROVAL OF THE MINUTES OF FEBRUARY 20 AND MARCH 20, 2008

The Chair noted that HOA President Doug Doede should not be listed in the roll call. Robert Jones moved for approval, seconded by David Shapera, and motion passed. [While approved, this meeting was advertised as a work session, and thus these minutes must be approved in a regular Planning and Zoning Commission meeting.]

IV. WITHDRAWALS AND CONTINUANCES [NONE]

V. NEW BUSINESS

1. Discussion and recommendation on proposed text amendment regarding non-chartered financial institutions and pawn shops.

The Chair asked if there were any comments from Commission members. When none were made he said it looked good. There was no one in the audience. Attorney Rick Flaaen stated that since the meeting was posted as a work session they would have to hold a hearing and vote in June to recommend it to Council.

2. Discussion and recommendation on proposed amendment on regulation of the location of sexually oriented businesses.

The Chair said this looked good also. Keith Turley said it was exactly what they were looking for. The recommendation was delayed until the next meeting.

3. Discussion on General Plan Update and other concerns in regard to the future development of the City of El Mirage.

Mark Smith told the Commission that staff had met with several consultants at a pre-submittal conference last week. There was a good turnout. Proposals were

due May 30th. The consultant would then set up the public input process and prepare alternatives and a recommendation for hearings before the Commission and Council and ultimately to the voters for approval. Rick Flaaen explained that the General Plan is an all-encompassing plan of general guidelines for future development. The update was a fresh look at opportunities to move forward.

David Shapera said he would like to see changes in downtown and Cactus Park. Hugh Flisyn asked if they would be able to use Adam Muntian. The Chair said the City Manager said they could. Rick Flaaen said the consultant would create a blueprint for the process and provide a format to meet statutory requirements. The young man here a couple of weeks ago and anyone else can participate in the process. The City Manager directs staff on assistance to the Commission and Council. David Shapera said Muntian was willing to help under the direction of the City Manager. It was customary to go outside as it is too much for staff. Deidra Gossett asked how often an update is required. Mark Smith said it was required at least every ten years but the City has changed a lot in a few years.

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

VII. STAFF REPORT ON PAST AND PENDING PROJECTS [LIST PRESENTED]

David Shapera asked if Thunderbird Crossings had submitted for permits. Mark Smith answered no. Scott Chesney said he could assist them in finding tenants.

Hugh Flisyn noted that work had begun at the proposed Tesco site at Mirage Oasis.

Robert Jones asked if there was any movement at Food City. George Flores said it was dead in the water. David Shapera asked if there was any expiration. Mark Smith said they have a year to file for permits but this was already in the process.

Hugh Flisyn asked about Premier Storage Condos. Smith said a plat was pending. Flisyn noted the lube and oil shop and another business at El Mirage Commerce Center. Robert Jones asked if it was not the location of the proposed liquor license. Smith said it was but since Council recommended denial it would go to a hearing.

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

IX. EXECUTIVE SESSION [NONE]

X. ADJOURNMENT

There being no other business, the meeting adjourned at about 6:20 p.m.

Mark L. Smith, Senior Planner

David Shapera, Comm. Chair