



**PLANNING AND ZONING  
COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, DECEMBER 16, 2009  
6:00 P.M.**

El Mirage Municipal Court  
14010 N. El Mirage Road  
El Mirage, Arizona 85335

**PLANNING AND ZONING  
COMMISSION MEMBERS:**

Doug Doede, Acting Chair  
Brandon Forrey, Member  
Bill Morrison, Member

**RELATED CITY STAFF**

George Flores, CD Director  
Sharon Antes, Mgmt. Asst.  
Rick Flaaen, City Attorney  
Scott Chesney, ED Director  
Mark Smith, Senior Planner  
Margarette Aranda, IT Tech

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

**II. ROLL CALL**

**III. APPROVAL OF THE MINUTES**

Minutes of the Regular Meeting of November 18, 2009

**IV. CONTINUANCES [NONE]**

**V. NEW BUSINESS**

1. Amendment to Section 154.052(B), 154.072(C), 154.073(C), and 154.075(C) of the El Mirage Zoning Code [City Code] to add "Tattoo parlors and piercing salons" as a conditionally permitted use in the B-2 General Commercial, B-3 General Services, and I-2 General Industrial districts.
2. Amendments to Sign Regulations [Sec. 154.125 et seq.]
  - A. Section 154.129(C)(1)(c)(1) Maximum wall sign area:  
Remove 150-250sf maximum area allowed for wall signs.
  - B. Section 154.129(C)(1)(c)(2) Side or rear wall sign area:  
Allow side or rear wall signs except facing residential.
  - C. Section 154.129(C)(3)(b) Number and height of signs:  
Allow 1 30' freestanding sign per access [max 2/front].
  - D. Section 154.129(C)(3)(c) Freestanding sign area:  
Allow 75sf for single tenant and 150sf for multiple tenants
  - E. Section 154.129(C)(9) Menu boards:  
Allow 2 per drive-thru lane, 48sf area, and 8' height.
  - F. Section 154.130(B)(7) Special event signs:  
Allow for up to 30 days 3 times per year
  - G. Section 154.130(B)(15) Garage sale signs:  
Allow 6sf signs 5' high on days of sale 4 times per year
  - H. Section 154.130(B)(14) Political signs:  
Allow 12sf 6' high in R zones and 32sf 8' high in B or I.
  - I. Section 154.128(E)(5) Design Specifications:  
No longer allow use of painted or backlit panel signs.
3. Consideration and possible initiation of a Zoning Code Text Amendment to Section 154.067(C) to add: "(10) Boarding of horses; one-acre lot minimum: not more than 2 horses per acre, to a maximum of 5 horses" in the R-43 district as a conditional use permit [approval by City Council after conducting a hearing].

## **VI. COMMENTS FROM COMMISSION MEMBERS**

The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action.

## **VII. ADJOURNMENT**

Executive Session - The Commission may adjourn into executive session to receive legal advice on topics listed on the agenda. [A.R.S. §38-431.03.A.3.]

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The City of El Mirage is committed to providing accessibility for all citizens to its programs, activities, and services, as required by the Americans with Disabilities Act (ADA). A sign language interpreter or alternative format materials are available with 72 hours notice to the City Clerk at 12145 NW Grand Ave., El Mirage, Arizona 85335 or phone 623-876-2925 [TDD 623-933-3258]. Additional reasonable accommodations will be available to the extent possible within the time of the request. For more information or to view related materials, contact Senior Planner Mark Smith at 12145 NW Grand Av., El Mirage, Arizona 85335 or call 623-876-2935 [TDD 623-933-3258] or e-mail [msmith@cityofelmirage.org](mailto:msmith@cityofelmirage.org).

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Mark L. Smith, Senior Planner

Date Posted 12/09/09