

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 16, 2009**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Doug Doede called the meeting to order at 6:01 p.m. and led the Pledge.

II. ROLL CALL

Members present were Doug Doede, Bill Morrison and Brandon Forrey. Staff present were Comm. Dev. Dir. George Flores, Management Asst. Sharon Antes, Sr. Planner Mark Smith, and IT Tech. Margarett Aranda.

III. APPROVAL OF MINUTES

Brandon Forrey made a motion for approval, seconded by Bill Morrison. The motion passed 3 to 0.

IV. CONTINUANCES [NONE]

V. NEW BUSINESS

1. Amendment to the El Mirage Zoning Ordinance Sec. 154.052(B), 154.072(C), 154.073(C), and 154.175(C) to add “Tattoo parlors and piercing salons” as a conditional use and in B-2, B-3, and I-2.

Bill Morrison made a motion to recommend approval of the proposed amendments. Brandon Forrey seconded the motion. The Chair noted that no one was in the audience to address the Commission on this issue. Mark Smith reminded the Commission that this was requested by other business owners in the City. Doug Doede stated that since it will be a conditional use, the City can control final locations. Brandon Forrey asked how they are treated now. Mark Smith answered that these uses are not specified in the code. Staff had been allowing them in B-2, B-3, and I-2 as an interpretation since they were similar to beauty parlors and other personal services, but many cities treat them as conditional uses. Since other businesses were concerned about them locating near them, staff proposed the amendment to approve them by conditional use instead. The Chair called for the vote on the motion. The motion passed 3 to 0.

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.

The Chair suggested discussing the proposal section by section, but Bill Morrison said they had already discussed them last month and opted for a single motion. There was no one in the audience to address the Commission on this proposal. Mark Smith stated that the Commission had discussed all the items last month except the last one regarding eliminating painted signs and backlit panels. The Commission has the option to include it or delete it from the recommendations. Brandon Forrey wondered if there were other cities that had similar provisions. Doug Doede stated that existing painted and panel signs were grandfathered. Mark Smith corrected that existing *legal* signs would be grandfathered. George Flores said that these were mainly on Thunderbird Road, but staff suggested the change as a character they want to embrace and would like to see consistently. If there were a development where a special character was appropriate, staff would bring it to them with a recommendation to approve it as a sign package. Brandon Forrey said he liked the way it was written as "letters and/or logos". Bill Morrison made a motion to recommend amendments A through I as written. Brandon Forrey seconded the motion which then passed unanimously [3 to 0].

3. Consideration and possible initiation of a Zoning Code amendment to Sec. 154.067(C) to add: "(10) Boarding of horses; one-acre lot minimum: not more than 2 horses/ac., to a max. of 5 horses" as R-43 conditional use.

Mark Smith stated that the use is conditional in R-1 but not R-43. The Dysart Ranchettes were in R-1 until 2003 when the R-43 was created. The proposed wording was similar to that in R-1. Brandon Forrey made a motion, seconded by Bill Morrison, to initiate the item for hearing on January 20th, which passed 3 to 0.

VI. COMMENTS FROM COMMISSION MEMBERS [NONE]

VII. ADJOURNMENT

There being no other business, the meeting adjourned at about 6:21 p.m.

 Mark L. Smith, Senior Planner

 Doug Doede, Commission Chair

 George Flores, CD Director

 Rick Flaaen, City Attorney