

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 8, 2011**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Doug Doede called the meeting to order at 6:02 p.m. and led the Pledge.

II. ROLL CALL

Members present were Doug Doede, Brandon Forrey, Mary Koestner, and Justin McCarty. Frank Carnal was out of town and excused. Staff members present were Senior Planner Mark Smith and Technician Jose Macias plus Deputy City Manager Bill Pupo who arrived after the minutes.

III. APPROVAL OF THE MINUTES OF SEPTEMBER 13, 2011

Forrey and Koestner requested a few amendments for clarification and Forrey then made a motion for approval of the amended minutes. Koestner seconded, and the motion passed unanimously.

IV. CONTINUANCES [None]

V. NEW BUSINESS

1. Request for conditional use permit for auto repair in Urban Corridor at Neil's Cabinets building at 11902 W. Thunderbird Rd.

Smith went over the staff report and recommended approval. No one was present to speak either for or against the proposed permit. Koestner made a motion to recommend approval. Justin McCarty seconded, and the vote was 4 to 0 to recommend approval.

2. Discussion on proposed amendments to General Plan Areas

After some discussion on staff's recommended area changes, the Commission consensus was to hold a hearing December 13th and to make recommendation to Council for their meeting on January 3rd.

3. Discussion on adoption of architectural design standards

After general comments about the three examples from Peoria, Mesa, and Surprise, Smith asked for feedback from Commission members. Koestner said she had not had enough time to review the examples and would not have time by next month's meeting. Staff suggested that commission members take their time to review and to adopt guidelines. Staff will present an outline of provisions next month.

VI. STAFF'S REPORT

Smith had no items to report. Pupo noted that GIS Technician/Planner Jose Macias had joined the Planning & Zoning staff and provided many of the graphics as well as technical support for the Commission meetings.

VII. COMMISSIONERS' COMMENTS

Forrey stated Maricopa Association of Governments had transportation enhancement funds available for projects. Pupo said the City may use them to improve Grand Avenue frontage road to encourage businesses.

XIII. ADJOURNMENT

The Chair adjourned the meeting at 6:46 p.m.

Mark L. Smith, Senior Planner

Doug Doede, Commission Chair