



Planning Commission Summary Minutes

Thursday, October 6, 2016

6:00pm

COUNCIL CHAMBERS

1. CALL TO ORDER The meeting was called to order at approximately 6:00pm.
2. ROLL CALL Commissioners Lenox, Harper, Hirsch, Gallegos, and Vice Chairperson Dobbelaere were in attendance. Commissioner Moreno was not in attendance.

Tabitha Perry, Assistant Planning Director, James Gruber, Chief Deputy City Attorney, Thomas Ritz, AICP, Senior Planner, Doug Howard, Planner, Martin Martell, Planner, and Diana Figueroa, Recording Secretary.

3. APPROVAL OF MINUTES
Vice Chairperson Dobbelaere called for the motion. Commissioner Harper made a motion to approve the August 4, 2016 Workshop minutes. Commissioner Lenox seconded the motion, which was approved unanimously.

Vice Chairperson Dobbelaere called for the motion. Commissioner Hirsch made a motion to approve the August 4, 2016 Regular Meeting minutes. Commissioner Gallegos seconded the motion, which was approved unanimously.

4. WITHDRAWALS AND CONTINUANCES There were none.

5. PUBLIC HEARING ITEMS

1. GPA16-05/ZON16-07: A request by Jim West, representing Salvatore Palermo 2001 Trust, to amend the General Plan land use designation on approximately 3.6 acres from OFC (Office) to HDR (High Density Residential 12-20 dwelling units per acre) and to rezone approximately 5.3 acres from C-O (Commercial Office) to R-4 (Multiple Residence). The site is located southwest of the intersection of Glendale and 67th Avenues (6975 W. Glendale Avenue) and is in the Ocotillo District. Staff Contact: Doug Howard, Planner.
COMMISSIONER LENOX MADE A MOTION TO RECOMMEND APPROVAL OF GPA16-05. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

COMMISSIONER HARPER MADE A MOTION TO RECOMMEND APPROVAL OF ZON16-07 WITH THE FOUR STIPULATIONS LISTED IN THE STAFF REPORT. COMMISSIONER LENOX SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

2. **GPA16-04/ZON16-03:** A request by Zach Hilgart, representing CAPCO Investment Co., to amend the General Plan land use designation on approximately 4.2 acres from LDR (Low Density Residential 1-2.5 dwelling units per acre) to MDR (Medium Density Residential (3.5-5 dwelling units per acre) and to rezone approximately 4.2 acres from A-1 (Agricultural) to R1-4 PRD (Single Residence, Planned Residential Development). The site is located northwest of the intersection of 51st Avenue and Union Hills Drive (18800 N. 51st Avenue) and is in the Cholla District. Staff Contact: Doug Howard, Planner. **COMMISSIONER HIRSCH MADE A MOTION TO RECOMMEND APPROVAL OF GPA16-04. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.**

COMMISSIONER LENOX MADE A MOTION TO RECOMMEND APPROVAL OF ZON16-03 SUBJECT TO FOUR STIPULATIONS LISTED IN THE STAFF REPORT. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

3. **PP16-01:** A request by Zach Hilgart, representing CAPCO Investment Co., for approval of a preliminary plat of an 18-lot subdivision on approximately 4.2 per acre at 4.3 dwelling units per acre. The site is located northwest of the intersection of 51st Avenue and Union Hills Drive (18800 N. 51st Avenue) and is in the Cholla District. Staff Contact: Doug Howard, Planner. **COMMISSIONER HARPER MADE A MOTION TO APPROVE PP16-01 SUBJECT TO THE SIX STIPULATIONS LISTED IN THE STAFF REPORT. COMMISSIONER LENOX SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.**
4. **ZON16-06:** A request by Rick Engineering Company to rezone a vacant parcel from CO (Commercial Office) to GO (General Office) to allow for the development of a new structure that will contain a medical and clinical laboratory that will exceed the square footage restrictions for medical and clinical laboratories in the CO zoning district. The property is located south of the southeast corner of 59th Avenue and Bell Road (16480 North 59th Avenue) and is in the Sahuaro District. Staff Contact: Martin Martell, Planner. **COMMISSIONER GALLEGOS MADE A MOTION TO RECOMMEND APPROVAL OF ZON16-06 SUBJECT TO THREE STIPULATIONS. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.**
5. **CUP16-06:** A request by Living Faith Fellowship to approve a Conditional Use Permit (CUP) to operate a church in an existing building for a property that is located in the R-2 HP (Mixed Residence, Historic Preservation) Zoning District. The property is located north of the northeast corner of 59th and Glendale Avenues (5850 West Northview Avenue) and is in the Ocotillo District. Staff Contact: Martin Martell, Planner. **COMMISSIONER LENOX MADE A MOTION TO APPROVE CUP16-06 SUBJECT TO THREE STIPULATIONS LISTED IN THE STAFF REPORT. COMMISSIONER**

HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

6. **CUP16-09:** A request by Carl Dietzman for a Conditional Use Permit to grant a Class II Home Occupation to sell firearms in the R1-6 (Single Residence) zoning district. The site is located at 5845 West Morten Avenue and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner. **COMMISSIONER GALLEGOS MADE A MOTION TO APPROVE CUP16-09 SUBJECT TO THE STIPULATIONS IN THE STAFF REPORT. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 3 TO 2 (LENOX, DOBBELAERE).**
 7. **CUP16-10:** A request by Skyline Consultants, representing Watermill Express / Dana Cook, 4QTKIDZ, LLC, for Conditional Use Permit approval to allow a convenience use for a Watermill Express kiosk in a C-2 (General Commercial) Zoning District. The site is located at the north northwest corner of 66th Avenue and Camelback Road within Glenwood Plaza shopping center at 6626 West Camelback Road and is in the Ocotillo District. Staff Contact: Doug Howard, Planner. **COMMISSIONER HIRSCH MADE A MOTION TO APPROVE CUP16-10 SUBJECT TO THE STIPULATIONS IN THE STAFF REPORT. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.**
 8. **CUP16-11:** A request by Skyline Consultants, representing Watermill Express / Rob-Ja-Mar, LLC, for Conditional Use Permit approval to allow a convenience use for a Watermill Express kiosk in a C-2 (General Commercial) Zoning District. The site is located northwest of the intersection of 59th Avenue and Bethany Home Road on the Glenfair Lanes Bowling Alley property at 6110 North 59th Avenue and is in the Ocotillo District. Staff Contact: Doug Howard, Planner. **COMMISSIONER HARPER MADE A MOTION TO APPROVE CUP16-11 SUBJECT TO THE STIPULATIONS LISTED IN THE STAFF REPORT. COMMISSIONER HIRSCH SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.**
 9. **CUP16-12:** A request by Skyline Consultants, representing Watermill Express / SJ & SM, LLC, for Conditional Use Permit approval to allow a convenience use for a Watermill Express kiosk in a C-2 (General Commercial) Zoning District. The site is located at the northwest corner of 51st and Northern Avenues (5138 West Northern Avenue) within the Northern Lights Shopping Center and is in the Barrel District. Staff Contact: Doug Howard, Planner. **COMMISSIONER LENOX MADE A MOTION TO APPROVE CUP16-12 SUBJECT TO STIPULATIONS LISTED IN THE STAFF REPORT. COMMISSIONER HIRSCH SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.**
6. **OTHER BUSINESS** **There was none.**
 7. **OTHER BUSINESS FROM THE FLOOR** **There was none.**

8. PLANNING STAFF REPORT Ms. Perry announced ZTA16-02, the zoning text amendment regarding chickens, has not been scheduled for a public hearing at this time.
9. COMMISSION COMMENTS AND SUGGESTIONS There were none.
10. NEXT MEETING: October 20, 2016
11. ADJOURNMENT WITH NO FURTHER BUSINESS, COMMISSIONER HARPER MADE A MOTION TO ADJOURN. COMMISSIONER GALLEGOS SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

THE MEETING WAS ADJOURNED AT 9:06PM.