

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
SEPTEMBER 13, 2012**

A **SPECIAL Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Vice Chair Nancy Golden, Commissioners Leonard Spraker, Greg Loper, Leigh Strickman, and Gene Sweeney.

Members Absent: Chair Bill Louis, Commissioner Charles Marr.

Others Present: Steve Burg – Chief Assistant City Attorney, Robert Gubser – Principal Planner, Ed Boik – Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Robert Gubser, Principal Planner.

Call for speaker request forms.

Audience: Thirteen.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “**C**” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1. **DISPOSITION OF ABSENCE:** None
2. **MINUTES:** None

COMMISSION ACTION: None

REGULAR AGENDA

NEW BUSINESS:

3. **PUBLIC HEARING - CU12-0009:** Whitney Morris PLC on behalf of Goodwill Industries requested a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD). The approximately 17.5 acre property is located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

STAFF REPORT: Presented by Ed Boik, Planner.

COMMISSION COMMENT: Commission inquiries included -
– Whether donations are left in bins.

- If hours are advertised for donations and if any fencing is used to block off driveway when store is closed.
- Have there been any issues with the 83rd Avenue and Loop 101 Goodwill donation site?
- Clarification of the security cameras.
- Whether any research has been conducted regarding Goodwill locations and neighboring property values decreasing.
- Amount of traffic at donation area.

PUBLIC COMMENT:

Jason Morris – Applicant, provided a presentation on behalf of Goodwill Industries. Items presented were a background of the company, the security camera system, and how the donation system is operated.

Michael Prost – Complex business owner, spoke on behalf of some of the business owners in the complex. He spoke about the fact that Goodwill has been accepting donations since the store opened, that the store has misled the neighbors about their intent for operating, a semi truck blocks the back driveway, and debris has been laying around since the store opened.

Tim O’Neal – CEO of Goodwill, spoke briefly about the process the store has gone through to open and then apply to be a donation center, the debris will not be an issue once the Conditional Use Permit is granted, and the donation site at 83rd Avenue and Loop 101 will close once the Fletcher Heights location starts taking donations.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Whitney Morris PLC on behalf of Goodwill Industries for a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD) with the addition of a stipulation that striping will be required to delineate the drop off area and provide clear access of a fire lane. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

4. **Z93-10A.7:** Whitney Morris PLC on behalf of Goodwill Industries requested to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD. Parcel 14 is approximately 17 acres and located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

STAFF REPORT: Presented by Ed Boik, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Whitney Morris PLC on behalf of Goodwill Industries to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

5. **GPA12-0006**: Silver Fern Management, LLC on behalf of Woodside Homes requested to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The subject properties are located north of the northeast corner of Lake Pleasant Parkway and Williams Road.

STAFF REPORT: Presented by Robert Gubser, Principal Planner.

COMMISSION COMMENT: Inquiries included –

- A temporary construction access being made off 99th Avenue.
- When 99th Avenue is expected to be extended.
- The expected volume of traffic when the development is completed.
- A resource for the residents if they have traffic concerns.

PUBLIC COMMENT:

Lisa Stiver, Resident – Voiced concerns about the volume of traffic on Jesse Lane, the construction hours, and construction vehicles driving through the neighborhood.

Jerry Spencer, Resident – Commented on the fact that 99th Avenue does not go anywhere, the only access is to Williams Road, and would like to see construction delayed until 99th Avenue is completed.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Silver Fern Management, LLC on behalf of Woodside Homes to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

6. **Z05-25A.3**: Silver Fern Management, LLC on behalf of Woodside Homes requested to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots. The subject properties are located on either side of Lake Pleasant Parkway, north of Williams Road.

STAFF REPORT: Presented by Robert Gubser, Principal Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Silver Fern Management, LLC on behalf of Woodside Homes to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots with the deletion of stipulation number nineteen. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:06 p.m.

William Louis, Chair

Date Signed