PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
NOVEMBER 17, 2016

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

Members Present: Chair Leigh Strickman, Vice-Chair Jeff Nelson, commission Members Nancy Golden and Bryan Patterson

Members Absent: Secretary Shawn Hutchinson, Commissioners Jay Otlewski, Bill Louis, and Alternate Member Mitchell Bolnick

Others Present: Chris Jacques – Planning Director, Steve Burg – Chief City Attorney, Adam Pruett - Planning Manager, Melissa Sigmund – Principal Planner, Lorie Dever – Senior Planner, Sean Allen – Senior Planner, Cody Gleason – Planner, Randy Proch – Planner and Della Ernest – Executive Assistant

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Opening Statement: The Opening Statement was read by Chair Strickman.

Call for speaker request forms.

Audience: 5

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.

1C **Disposition of Absence**

Discussion and possible action to approve the absence of Commissioner Nancy Golden and Alternate Member Mitchell Bolnick from the Planning and Zoning Commission meeting held on October 20, 2016.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission special meeting held on October 20, 2016.

3C **CU16-0014: Peoria Mini Storage**

Discussion and possible action to consider a request for a Conditional Use Permit (CUP) to allow an air-conditioned, self-storage building within an existing self-storage and outdoor RV storage property. The site is located north of the northwest corner of 95th Avenue and Peoria Avenue.

4C **CU16-0021: Mr. Shine Car Wash**

Discussion and possible action to consider a request for a Conditional Use Permit to construct a new car wash on 2.80 acres located north of the northwest corner of Happy Valley Road and Lake Pleasant Parkway.

5C **CU16-0025: Panera Bread**

Discussion and possible action to consider a request for a Conditional Use Permit to modify the existing CUP for outdoor dining. The site is located north of the northwest corner of Lake Pleasant Parkway and Happy Valley Parkway.

COMMISSION COMMENTS: Commissioner Golden asked staff if sidewalk would be removed at the Panera Bread location to make room for the outdoor dining.

Mr. Cody Gleason stated that while some sidewalk would be reduced, there will be paved walkway for pedestrians to access the business.

COMMISSION ACTION: Commissioner Patterson moved to approve the Consent Agenda. The motion was seconded by Commissioner Golden and upon vote, passed unanimously.

REGULAR AGENDA

6R **Sign Code Modernization (STUDY SESSION)**

Staff presentation and possible discussion regarding a City initiated comprehensive amendment to Article 14-34 ("Signs") of the Zoning Ordinance. No action will be taken at this time.

Ms. Melissa Sigmund provided a comprehensive presentation on the amendments to Article 14-34. Staff will hold another stakeholder meeting before bringing the amendment back to the Commission for recommendation to city council.

COMMISSION COMMENTS: Commissioner Golden asked if the updates will address future sign technologies.

Ms. Sigmund stated that the amendments may not address specific future technologies, however they will be flexible to accommodate future technologies and will make it easier for applicant to understand the sign requirements.

Commissioner Golden asked if the larger communities in the city would have to abide by the new amendments or can they put additional restrictions on the signs.

Ms. Sigmund stated that if a development is already subject to a Planned Area Development standards, they could have their own standards for signage. In addition, if there are CC&R's and other private regulations those could further restrict what could be permitted on their property.

Vice-Chair Nelson asked an overlay district would be allowed for additional signage.

Ms. Sigmund stated if the site has an overlay district, or a Planned Area Development zoning, that becomes the regulatory document.

Vice-Chair Nelson asked if there is any room for flexibility if a business owner wants to modify an existing monument sign.

Ms. Sigmund stated there isn't anything that would specifically allow an increase in signage however, having a variety of different sign types, staff often meets with business owners to help them see what would meet their needs.

Vice-Chair Nelson asked if the sign inspections on undeveloped properties greater than 1 acre that wish to renew their permit are conducted by code enforcement or if it is on the honor system.

Mc. Sigmund stated the expectation isn't that a physical inspection would need to occur, however photographic evidence could be provided at the time of renewal.

7R **CU16-0026: Dutch Bros. Coffee**

A public hearing was held to consider a city request for a Conditional Use Permit to construct a new drive-through coffee shop and a covered patio area. The site is located north of the northwest corner of 83rd Avenue and Thunderbird Road.

Staff report was presented by Ms. Lorie Dever, Senior Planner.

PUBLIC COMMENTS:

Mr. Bill Cantieri; on behalf of the applicant is in agreement with staff's recommendation.

COMMISSION COMMENTS:

Chair Strickman asked if the current location in the Sprouts center will close or stay open.

Ms. Dever stated the applicant intends to keep the current location open. The proposed location will take the demand off of the existing drive-through.

Vice-Chair Nelson asked how patrons would access the proposed location and if it will meet the demand of the additional traffic.

Ms. Dever stated that there is access on 83rd Avenue near the current frozen yogurt business, another access further north on 83rd Avenue and Ludlow Drive and three additional access points along Thunderbird Avenue.

Vice-Chair Nelson mentioned a concern of traffic backing up onto 83rd Avenue and asked the applicant how confident they are the new location will meet the demand of additional traffic.

Mr. Cantieri stated an independent traffic study was conducted looking at the current location and the proposed location was designed to handle the extra capacity.

COMMISSION ACTION: Commissioner Patterson moved to approve item 7R. The motion was seconded by Commissioner Golden and upon vote, passed unanimously.

REPORT FROM STAFF:
Mr. Pruett notified the Commission of an updated notification card used for Notice of Applications, Notice of Hearing and Notice of Decision. The new card will be larger and allow for larger maps and would be easier to read.

Mr. Pruett mentioned the update to the Zoning Ordinance and informed the Commission that the new copies received replaces all but two of the chapters in the zoning ordinance. Chapters 34 and 42 will be updated and the Commission will receive copies as it becomes available.

Mr. Pruett informed the Commission there is no meeting on December 1st due to lack of cases. The next meeting will be December 15th.

REPORTS FROM THE PLANNING AND ZONING COMMISSION:
Vice-Chair Nelson asked staff what is next for the city since Prop 400 did not pass.

Mr. Pruett stated the city has no contingency plans but will regroup and look internally for solutions.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:20 p.m.

Leigh Strickman, Chair	Submitted by Della Ernest
12-15-16	12-15-16
Date	Date