

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 5, 2020**

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 Jeff Nelson, Secretary Bryan Patterson, Commissioner Shawn Hutchinson and Commissioner Clay Allsop

Members Absent: Commissioner Tony Feiter, Commissioner Linda Grice

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, David Benton – Chief City Attorney, Brandon Forrey – Assistant City Traffic Engineer, Cody Gleason – Principal Planner, Amanda Beck – Senior Planner, Rick Williams – Senior Planner and Della Ernest – Executive Assistant.

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

Audience: 6

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 Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 15, 2020.

2C Grand Express Carwash: Conditional Use Permit (CU20-07)

A request to obtain a Conditional Use Permit to construct and operate a new automated carwash, located on the northwest corner of Cotton Crossing and Market Street.

3C Cactus Taproom Expansion (Patio): Conditional Use Permit (CU20-08)

A request to obtain a Conditional Use Permit to expand an existing Bar/Tavern use (Series 7) into an approximately 100 square foot outdoor patio at the existing Cactus Taproom beer and wine bar, located at 20429 N. Lake Pleasant Road, Suite 104.

COMMISSION ACTION: Secretary Patterson moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Allsop and upon vote, passed 4-0.

REGULAR AGENDA

NEW BUSINESS

4R Salad and Go: Conditional Use Permit (CU20-05)

A request to obtain a Conditional Use Permit to construct and operate a Salad and Go drive-through restaurant within 200 feet of a residential zoning district.

The staff report for item 4R was presented by Mr. Rick Williams, Senior Planner.

PUBLIC COMMENTS:

Mr. Sake Reindersma, Architect for the project, stated 20 cars can be queued in the drive-through.

COMMISSION COMMENTS:

Commissioner Allsop asked what type of road improvements would be made.

Mr. Forrey stated road improvements are strictly signing and striping.

Commissioner Hutchinson asked what the mitigation efforts are for excess traffic.

Mr. Williams stated there is currently no plan, however, there are dual drive-through lanes, considerable queuing length and a quick pick-up lane proposed to move traffic through.

Mr. Forrey stated the layout has been modified to maximize dual queuing lanes and it is situated in a way that excess traffic could line up on 83rd Avenue, however, customers would be directed to queue up for some distance on-site before that occurring.

Secretary Patterson asked about pedestrian safety for the walk-up feature.

Mr. Williams stated there is a designated pedestrian path.

Chair Nelson asked if the neighborhood adjacent to the shopping center has been notified.

Mr. Williams confirmed that every property owner within the radius was notified, as well as the homeowners association representing the neighborhood.

COMMISSION ACTION: Commissioner Allsop moved to approve item 4R Case CU20-05. The motion was seconded by Commissioner Hutchinson and upon vote, passed 4-0.

Call to the Public (Non-Agenda Items): None.

5R Reports from Staff

A. Updates regarding Outdoor Dining, the Peoria General Plan and Department Work Plan Items

- Outdoor Dining – Temporary Patio Extensions
- Update of Parking Code
- General Plan Ratification
- Department Work Plan Items

Mr. Jacques informed the Commission that this is the last meeting for Mr. David Benton as he is moving on to the City of Phoenix.

Mr. Jacques informed the Commission that the City is actively looking to fill vacancies on the Commission; interviews are already scheduled.

B. Upcoming Commission Meeting Dates

The November 19th meeting is canceled and next meeting is December 3rd.

Planning and Zoning Commission Updates and Report of Current Events: None.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:07pm.



Jeff Nelson, Chair
1/7/21

Date



Submitted by Della Ernest
1-7-21

Date