



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, APRIL 5, 2017

Kristofer Sippel, *Chairman*
Brian Andersen, *Vice Chairman*

Carl Bloomfield
David Cavenee
Greg Froehlich

Brian Johns
Joshua Oehler
Seth Banda, *Alternate*
Mary Harris, *Alternate*

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

**Study Session: 5:00-6:00 PM
Regular Meeting: 6:00 PM**

TIME	AGENDA ITEM	ACTION
	The Planning Commission also acts as the Design Review Board.	
5:00 PM	CALL TO ORDER STUDY SESSION	
	<p>1. UP17-1001 – Arizona Auto Parts - Request to approve a Conditional Use Permit for approximately 13.33 acres of real property located at 659 N. Cooper Rd to allow an auto salvage yard in the General Industrial (GI) zoning district; DR17-1001 - Arizona Auto Parts - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 13.33 acres, generally located 659 N. Cooper Rd, and zoned General Industrial (GI). Ashlee MacDonald (480) 503-6748</p>	
	<p>2. DR16-54 - LA Fitness at Agritopia - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 4.4 acres, generally located at the southwest corner of 202 Freeway and Higley Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay]. Bob Caravona (480) 503-6812</p>	
	<p>3. DR17-1002 - Unified Screen and Crushing - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 0.54 acres, located at 255 N. Pasadena Street, and zoned Light Industrial (LI). Gilbert Olgin (480) 503-6745</p>	
	<p>4. DR17-1005 - SanTan Pavilions Phase II - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 10.5 acres, generally located southwest corner of Santan Village Parkway and Williams Field Road, and zoned Regional Commercial (RC). Amy Temes (480) 503-6729</p>	

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	<p>5. DR17-1006 - Superstar Express Carwash - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.11 acres, generally located south of the southwest corner of S. Power Road and E. Pecos Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812</p>	
	<p>6. DR17-1007 - Caliber Club - Site plan, landscape, grading and drainage, building elevations, colors and materials, and lighting for approximately 2.13 acres, for the Caliber Club facility, generally located southeast of the southeast corner of Santan Village Parkway and Ray Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>	
	<p>7. Z16-11 - Revised Sign Code - Discussion of request to amend the Town of Gilbert Land Development Code, Chapter I <u>Zoning Regulations</u>, Division 4 <u>General Regulations</u>, by repealing and replacing in its entirety Article 4.4 <u>Sign Regulations</u>, related to the reorganization and replacement of the sign ordinance to provide consistency with recent case law; by amending the <u>Glossary of General Terms</u> related to sign definitions; the <u>Appendix 1 Graphics</u> related to graphic illustrations; and by amending in part Article 4.5 <u>Supplemental Use Regulations</u>, Section 4.5013 <u>Temporary Structures</u>, Article 4.6 <u>Non-Conforming Uses, Lots, Parcels, Structures and Signs</u> related to updating cross references to the sign code, and by amending in part Article 5.2 <u>Common Procedures</u>, Section 5.204 <u>Neighborhood Meeting</u> and Section 5.205 <u>Notice of Public Hearing</u> related to removal of requirements for an attached information tube on the posted sign and for certain words to be visible from 100 feet. Catherine Lorbeer (480) 503-6016</p>	
	<p>8. Discussion of Regular Meeting Agenda</p>	
	ADJOURN STUDY SESSION	
6:00 PM	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	<p>9. APPROVAL OF AGENDA</p>	

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	The Planning Commission also acts as the Design Review Board.	
	<p>10. COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>	
	<p>PUBLIC HEARING (CONSENT) All items listed below are considered consent calendar items and may be approved by a single motion unless removed at the request of the Commission/Board for further discussion/action. Other items on the agenda may be added to the consent calendar and approved under a single motion.</p>	
	<p>11. ST16-08 - Ray and Recker - Eleven (11) new standard plans (Plans 1011, 1012, 1013, 3571, 3572, 3573, 3574, 4581, 4582, 4583 and 4584) by Shea Homes for Lots 1-383, on approximately 79 acres generally located on the southwest corner of Ray and Recker Roads and zoned Single Family-Detached (SF-D) with a Planned Area Development (PAD) overlay. Nichole McCarty</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>12. S17-1001 (S17-01) - Request to approve Preliminary Plat and Open Space Plan for Fulton Homes at Cooley station Parcel 9, 11 & 17A, for 556 home lots (Lots 1-556) on approximately 100.35 acres of real property located southeast of the southeast corner of Williams Field Road and Recker Road in the Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district. Amy Temes (480) 503-6729</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>13. DR17-1003 - Watch Me Grow - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.12 acres, generally located west of the southwest corner of S. Power Road and E. Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Bob Caravona, AICP (480) 503-6812</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>14. DR16-51 - Dutch Bros Coffee - Site plan, landscape, grading and drainage, building elevations, floor plans, lighting, colors and materials for approximately 1.0 acres, for the Dutch Bros facility, located south of the SWC of Willis Road and Val Vista Drive, in the Regional Commercial (RC) zoning district. Nathan Williams (480) 503-6805</p>	<p>Hearing; discussion; possible action by MOTION</p>

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	<p>15. DR16-53 - Eternal Spring of Gilbert - Site plan, landscape plan, grading and drainage, building elevations, floor plans, lighting, colors and materials for a two story, 79,976 sf congregate living facility, located on approximately 3.8 acre, north and east of the northeast corner of Lindsay Road and Williams Field Road, in the Community Commercial (CC) PAD zoning district. Nathan Williams</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>PUBLIC HEARING (NON-CONSENT) Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.</p>	
	<p>16. Z17-1000 - Medical Marijuana - Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Division 4 General Regulations, Article 4.5 Supplemental Use Regulations, Section 4.5014 Medical Marijuana Dispensaries, Offsite Cultivation Sites and Designated Caregiver Cultivation Locations related to the hours of operation, sale retail related goods, and an emergency exit door. Bob Caravona (480) 503-6812</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>ADMINISTRATIVE ITEMS Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>	
	<p>17. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of March 1, 2017</p>	<p>Discussion; possible action by MOTION</p>

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	COMMUNICATIONS	
	18. Report from Chairman and Members of the Commission on current events.	
	19. Report from Council Liaison on current events.	
	20. Report from Planning Manager on current events.	
	ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, May 3, 2017, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.