



PLANNING COMMISSION  
MEETING AGENDA  
WEDNESDAY, JUNE 1, 2022

Jän Simon, *Chairman*  
Noah Mundt, *Vice Chairman*  
Anthony Bianchi  
Brian Andersen

David Blaser  
William Fay  
Tyler Jones

Brian Johns, *Alternate*

Gilbert Municipal Center  
Police Department Amphitheatre  
75 E. Civic Center Drive  
Gilbert, Arizona

Study Session: 5:00 p.m.  
Regular Meeting: 6:00 p.m.

**AGENDA ITEMS MAY BE DISCUSSED IN A DIFFERENT SEQUENCE.  
ITEMS WILL NOT BE DISCUSSED PRIOR TO POSTED MEETING TIME.**

Items on the agenda may be shortened, continued to a future public meeting, or taken out of order. Participants will be allotted a limited amount of time to speak at public meetings (the exact amount of time will be determined at the meeting by the Chair depending on the number of participants, as permitted by Town Code and state law).

### Remote Viewing

For those who want to view the Planning Commission meeting without attending in person or addressing the public body, a live stream of the meeting will be broadcast online at <https://gilbertaz.gov/gilbertlive>. These meetings are also recorded and available for view anytime on the [Gilbert Live](#) website.

Members of the public who want to address the Planning Commission may either attend in person or submit comments by email or via an online comment card.

### Email

By 5 p.m. the day prior to the [Planning Commission](#) meeting, email comments to [PlanningCommissionMeeting@gilbertaz.gov](mailto:PlanningCommissionMeeting@gilbertaz.gov). All emails received by this deadline will be distributed to the members of the Planning Commission for their review and consideration (and not read aloud at the meeting). Emails sent after the deadline will not be distributed to the members of the Planning Commission or read aloud at the meeting. In the email, please identify your name, city/town of residence, and either state that your comment pertains to the Communications from Citizens section of the agenda or identify the particular Public Hearing item that your comments concern.

**Online Comment Card**

By 12 p.m. the day of the [Planning Commission](#) meeting, submit an online [public comment card](#) and indicate whether you are for or against the public hearing item. Online comment cards not submitted by the deadline will not be read at the meeting.

The Planning Commission is very appreciative of the honor to serve. In performing our roles and functions, we use iPads and/or laptops at our meetings which contain the materials of the agenda items before us this evening. If you notice our eyes on these electronic devices, it is not due to lack of attentiveness to speakers, as we are actively listening to all who are speaking and at the same time following along in our packets that the staff has prepared for us this evening.

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	<b>CALL TO ORDER STUDY SESSION</b>
	1. DR22-61 THE GILMORE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials and design guidelines for approximately 40 acres, generally located at the northwest corner of Val Vista Dr. and Germann Rd. and pending rezoning to Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay and Multi-Family/High (MF/H) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.
	2. DR22-23 CITY GATE MEDICAL COMMONS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.99 acres, generally located southeast of Higley and Baseline Road, on Gary Way, and zoned Regional Commercial (RC). Kristen Devine (480) 503-6742.
	3. DR22-42 HIGLEY APARTMENTS: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 8.34 acres, generally located at the north of the northeast corner of Higley and Baseline Roads, and zoned Multi-Family/High (MF/H) with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.
	4. Discussion of Regular Meeting Agenda
	<b>ADJOURN STUDY SESSION</b>
6:00 P.M.	<b>CALL TO ORDER REGULAR MEETING</b>
	<b>PLEDGE OF ALLEGIANCE</b>
	<b>ROLL CALL</b>
	5. <b>APPROVAL OF AGENDA</b>
	<b>COMMUNICATIONS</b>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>6. <b>Communications from Citizens</b></p>
	<p>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>7. <b>Report from Council Liaison on Current Events</b></p>
	<p><b>PUBLIC HEARING (CONSENT)</b></p> <p>All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.</p>
	<p>8. DR20-13 LIFETIME SOUTH GILBERT: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 17.85 acres, generally located at the southwest corner of Ocotillo Road and Val Vista Drive, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.</p>
	<p>9. UP21-36 TALUS HARBOR BEHAVIORAL HEALTH HOSPITAL: Request to approve a Conditional Use Permit to allow a behavioral health hospital on approx. 3.62 acres located at the southeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>10. DR21-174 TALUS HARBOR BEHAVIORAL HEALTH HOSPITAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.62 acres located at the southeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>11. DR22-38 NORTHSIDE AT SANTAN VILLAGE PHASE I: Site plan, landscaping, grading and drainage, design guidelines, lighting, and colors and materials for approximately 7.45 acres, generally located south of the southeast corner of Santan Village Parkway and Ray Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>12. DR21-121 GRAVITY ENERGY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.15 acres, generally located at the northeast corner of Val Vista Drive and Germann Road, and zoned Commercial Center (CC). Noah Schumerth. (480) 503-6729.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p> <p><b>PUBLIC HEARING (NON-CONSENT)</b></p> <p>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>13. DR20-115 ARIZONA KOREAN SDA CHURCH GYMNASIUM: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.42 acres, generally located at the northeast corner of Lindsay Road and Houston Avenue, and currently zoned Single Family-35. Josh Rogers (480) 503-6589.</p>
	<p>14. DR21-114 BLACK ROCK COFFEE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.1 acres, generally located east of the northeast corner of Val Vista Dr. and Riggs Rd., and zoned Shopping Center with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.</p>
	<p>15. DR21-130 OCOTILLO JIU JITSU STUDIO: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2 acres, generally located north of the northeast corner of Lindsay and Ocotillo Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.</p>
	<p>16. GP21-11 THE ORCHARD: Request for Minor General Plan Amendment to change the land use classification of approx. 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) from Residential &gt; 0-1 DU/Acre to Residential 1-2 DU/Acre. Josh Rogers (480) 503-6589</p>
	<p>17. Z21-17 THE ORCHARD: Request to rezone approx. 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) from Single Family-43 (SF-43) and Single Family-35 (SF-35) to Single Family-15 (SF-15) with a Planned Area Development modifying side building setbacks. Josh Rogers (480) 503-6589.</p>
	<p>18. Z21-14 PUBLIC STORAGE ADDITION: Request to rezone approximately 5.8 acres located at the northeast corner of Val Vista Dr. and the Union Pacific Railroad from Community Commercial (CC) Zoning District with a Planned Area Development (PAD) overlay to General Commercial (GC) Zoning District with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>19. DR22-28 SEC BASELINE AND LINDSAY COMMERCIAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting and colors and materials for approximately 2.03 acres, generally located at the SEC of Lindsay Road and Baseline Road, and zoned General Commercial (GC). Noah Schumerth. (480) 503-6729.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
20.	<p>DR21-170 BLUEJAY FLEX INDUSTRIAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.5 acres, generally located on Bluejay Drive between Power Road and Wren Drive, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.</p>
21.	<p>S22-01 LINDSAY &amp; ELLIOT: Request to approve Preliminary Plat and Open Space Plan for Porchlight Homes for 10 home lots (Lots 1-10) on approx. 3.63 acres located at the northwest corner of Lindsay Road and Elliot Road in the SF-7 zoning district. Noah Schumerth (480) 503-6729.</p>
22.	<p>DR22-04 AUTO REPAIR FACILITY: Site plan, landscaping, grading and drainage, elevations, colors and materials, floor plans, and lighting for approximately 1.09 acres, generally located west of the southwest corner of S Power Road and E Queen Creek Road, and zoned Shopping Center with a Planned Area Development (PAD) overlay. Samantha Novotny (480) 503-6602.</p>
	<p><b>ADMINISTRATIVE ITEMS</b></p> <p>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>
23.	<p><b>Planning Commission Minutes</b> - Consider approval of the minutes of the Study Session &amp; Regular Meeting of May 4, 2022.</p>
	<p><b>COMMUNICATIONS</b></p>
	<p><b>Executive Session</b> – The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.</p>
24.	<p>Report from Chairman and Members of the Commission on current events.</p>
25.	<p>Report from Planning Services Manager on current events.</p>
	<p><b>ADJOURN</b></p>

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, July 13, 2022, 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.