



PLANNING COMMISSION MEETING AGENDA THURSDAY, OCTOBER 20, 2022

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

David Blaser
William Fay
Brian Andersen

Lesley Davis
Lisa Gage, *Alternate*
Charles Johnson, *Alternate*

Southeast Regional Library
775 N Greenfield Rd
Gilbert, Arizona

Special Meeting: 6:00 p.m.
Study Session: Immediately
following regular meeting

**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 through WebEx at <https://gilbertaz.webex.com/gilbertaz/j.php?MTID=m450e5eeb93b1b7f3e78ed2c87f3971e9>.

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. 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
6:00 P.M.	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>CALL TO ORDER SPECIAL MEETING</p>
	<p>PLEDGE OF ALLEGIANCE</p>
	<p>Oath of Office:</p> <ul style="list-style-type: none"> • Lisa Gage
	<p>ROLL CALL</p>
	<p>1. APPROVAL OF AGENDA</p>
	<p>COMMUNICATIONS</p>
	<p>2. Communications from Citizens</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>3. Report from Council Liaison on Current Events</p>
	<p>PUBLIC HEARING (NON-CONSENT)</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>4. GP22-05 THE RANCH: Request for Major General Plan Amendment to change the land use classification of approx. 302.4 acres generally located at the northwest corner of Power and Warner Roads from approximately 56.5 acres of Industrial, 144.7 acres of General Office and 101.2 acres of General Commercial to 280.6 acres of Industrial and 21.8 acres General Commercial. Veronica Gonzalez (480) 503-6720.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>5. Z22-05 THE RANCH: Request to rezone approximately 302.4 acres generally located at the northwest corner of Power and Warner Roads from approximately 56.5 acres of Light Industrial (LI), 144.7 acres of Business Park (BP) and 101.2 acres of General Commercial (GC) to 280.6 acres of Light Industrial and 21.8 acres General Commercial (GC), all with a Planned Area Development overlay zoning district (PAD) to increase accessory structure height. Veronica Gonzalez (480) 503-6720.</p>
	<p>6. GP22-06 LINDSAY 202 INDUSTRIAL BUSINESS PARK: Request for Major General Plan Amendment to change the land use classification on approximately 94.07 acres located at the northeast corner of Lindsay Rd. and Germann Rd. from General Office (GO) to 90.17 acres of Industrial (I) Land Use Classification and 3.90 acres of General Commercial (GC) Land Use Classification. Keith Newman (480) 503-6812</p>
	<p>7. Z22-06 LINDSAY 202 INDUSTRIAL BUSINESS PARK: Request to rezone approximately 94.07 acres located at the northeast corner of Lindsay Rd. and Germann Rd. from Business Park (BP) Zoning District to 90.17 acres of Light Industrial (LI) Zoning District and 3.90 acres of General Commercial (GC) Zoning District. Keith Newman (480) 503-6812.</p>
	<p>COMMUNICATIONS</p>
	<p>Executive Session – 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>
	<p>ADJOURN SPECIAL MEETING</p>
	<p>CALL TO ORDER STUDY SESSION</p>
	<p>8. DR22-110 ANDY'S FROZEN CUSTARD: Site plan, landscaping, grading and drainage, floor plans, elevations, floor plans, lighting, and colors and materials for approximately 0.75 acres, generally located at the southeastern corner of Elliot and McQueen Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.</p>
	<p>9. Z22-13 MIXED USE ZONING DISTRICTS: Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 2.0 Terms, Section 3.0 Base Zoning Districts and Use Regulations, Section 4.0 Overlay District Regulations, Section 5.0 Supplemental Regulations, and Chapter 2 Design Guidelines and Standards, related to the creation of three new base zoning districts Mixed-Use/Small (MU/S), Mixed-Use/Large (MU/L), and Mixed-Use/Regional (MU/R). The effect of the amendment will be to create site development standards, use regulations, and design standards appropriate to a mixed-use zoning district, and to update and add definitions, terms, and graphics for clarity and consistency. Samantha Novotny (480) 503-6602, Noah Schumerth (480) 503-6729.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	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, November 2, 2022, 6:00 PM, at the Gilbert Municipal Center, Police Department Amphitheatre, 75 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.