



# UPDATED PLANNING COMMISSION MEETING AGENDA WEDNESDAY, FEBRUARY 1, 2023

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

David Blaser  
William Fay  
Brian Andersen

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

Gilbert Municipal Center  
Council Chambers  
50 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>
	<p>1. UP22-39 SELF-STORAGE FACILITY: Request to approve a Conditional Use Permit for approximately 2.4 acres located north of the northwest corner of Higley Road and Williams Field Road to allow an indoor self-storage facility use in the Light Industrial (LI) zoning district, subject to conditions.</p> <p>DR22-104 SELF-STORAGE FACILITY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.4 acres, generally located north of the northwest corner of Higley Road and Williams Field Road, and zoned Light Industrial (LI), subject to conditions. Samantha Novotny (480) 503-6602.  <b>Item being removed from agenda and will not be discussed.</b></p>
	<p>2. DR22-127 MODERA GILBERT: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15.39 acres, generally located on the southwest corner of Higley and Ray Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.</p>
	<p>3. Discussion of Regular Meeting Agenda</p>
	<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>
	<p>4. <b>APPROVAL OF AGENDA</b></p>
	<b>COMMUNICATIONS</b>
	<p>5. <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>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>6. <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>7. DR21-65 KEYSTONE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15 acres, generally located at the southeast corner of Sanders Dr. and Warner Road, and zoned Multi Family/Low (MF/L) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>8. DR22-169 SPRINGHILL SUITES HOTEL - NORTHSIDE AT SANTAN VILLAGE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.35 acres, generally located north of the northeast corner of Williams Field Road and San Tan Village Parkway, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.</p>
	<p>9. DR22-63 MORRISON RANCH MULTI-FAMILY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15.08 net acres, generally located east of the northeast corner of Higley and Warner Roads and zoned Multi-Family Low (MF/L) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748. <b>Continue to March 1, 2023.</b></p>
	<p>10. DR22-153 PERFORM AIR INTERNATIONAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.19 acres, generally located southwest of the intersection of Hamilton Court and Rawhide Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729. <b>Continue to March 1, 2023.</b></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>11. DR22-51 WHATABURGER AND MASTER SITE PLAN: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.7</p>

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	acres, generally located at the northeast corner of Higley Road and Gary Way, and zoned Regional Commercial (RC). Samantha Novotny (480) 503-6602.
12.	Z22-18 LDC TEXT AMENDMENT: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Section 2.0 Terms, related to the definitions of Building Attached, Building Setback (front, rear and side) and Building Setback Area (front, rear and side). The effect of the amendment will be to clarify when a building is considered attached and clarify the definition of Building Setbacks and Building Setback Area, especially for irregular shaped lots. Eva Cutro (480) 503-6782.
13.	<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>
14.	<p><b>Planning Commission Minutes</b> - Consider approval of the minutes of the Study Session &amp; Regular Meeting of December 7, 2022 and January 4, 2023.</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>
15.	Report from Chairman and Members of the Commission on current events.
16.	Report from Planning Services Manager on current events.
	<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, March 1, 2023, 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.