



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, NOVEMBER 1, 2023

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

Lesley Davis
William Fay
Lisa Gage

Jän Simon
Louis DeGravina, *Alternate*
Thomas Everett, *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. 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.	CALL TO ORDER STUDY SESSION
	1. DR23-88 FAST MARKET: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.94 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.
	2. Z23-10 LDC TEXT AMENDMENT: Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Section 2.0 Terms, related to the definitions of Accessory Structure, Detached Structure, Guest Quarters, Incidental Dwelling Unit, Permanent Structure, Structure, Secondary Dwelling, and Single Family; Section 3.1.2 Use Regulations, Use Table; Section 3.2.4 Single Family Residential Development Standards, Accessory Structure and Incidental Dwelling Unit Tables; Section 3.4.3 General Commercial landscape area; Section 3.4.4 Regional Commercial Landscaping %; Section 3.7.4 General Industrial front setback; Section 5.1.15 Marijuana Facilities; Section 5.2.3 Incidental Dwelling Unit; and, Section 6.7.2 Initiation of Amendments. The effect of the amendment will be to clarify the Code, address specific applicant concerns, review the Use Permit requirements, and address scrivener’s errors. Eva Cutro (480) 503-6782
	3. Z23-06 LDC TEXT AMENDMENT - PARKING CODE UPDATE: Text amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Section 2.0 Terms and Section 5.0 Supplemental Regulations, related to the update of parking ordinances and the creation of new parking requirements, parking design standards, and additional review procedures. Ashlee MacDonald (480) 503-6748
	4. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	5. APPROVAL OF AGENDA
	COMMUNICATIONS

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>6. 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>7. Report from Council Liaison on Current Events</p>
	<p>PUBLIC HEARING (CONSENT)</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 DR23-22 TOWN STORAGE AT RECKER: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.5 acres, generally located at the southwest corner of E. Pecos Road and S. Recker Road, and zoned Shopping Center (SC). Nicole Russell (480) 503-6716.</p>
	<p>9. DR23-67 HOMEWOOD SUITES: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.7 acres, generally located east of the southeast corner of Val Vista Drive and zoned Business Park (BP) with a Planned Area Development (PAD) overlay. Sal DiSanto (480) 503-6759.</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>10. Z23-05 TRAX AT COOLEY STATION: Request to amend Ordinance No's 1900 & 2179 to amend the development plan and add new deviations to increase permitted building heights and reduce building and landscape setbacks on Parcel 4 within the Cooley Station-Residential, Office and Shopping Center Planned Area Development (PAD) for approximately 25.12 acres of Multi-Family/Medium (MF/M) zoning district generally located west of the southwest corner of Williams Field Rd. and Verde Dr. Keith Newman (480) 503-6812.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>11. DR22-155 INDUSTRIAL FLEX BUILDING: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately .68 acres, generally located west of Cooper Road and south of Baseline Road and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.</p>
	<p>ADMINISTRATIVE ITEMS</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>
	<p>12. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of September 13, 2023 and October 4, 2023.</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>13. Report from Chairman and Members of the Commission on current events.</p>
	<p>14. Report from Planning Services Manager on current events.</p>
	<p>ADJOURN</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, December 6, 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.