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**PLANNING COMMISSION  
MEETING AGENDA  
WEDNESDAY, AUGUST 7, 2024**

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**

**Work Session: 5:30 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
5:30 P.M.	<b>CALL TO ORDER WORK SESSION</b>
	1. DR24-24 ALDI GILBERT: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials on approximately 3.63 acres, generally located at the southeast corner of Arizona Ave. and Desert Ln., and zoned General Commercial (GC). Keith Newman (480) 503-6812.
	2. Z24-09 LDC TEXT AMENDMENT - ADAPTIVE REUSE: Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 2.0 Terms, Section 3.0 Base Zoning Districts and Use Regulations, and Section 5.0 Supplemental Regulations. The effect of the amendment will be to clarify the Code, address adaptive reuse, and make technical and conforming changes. Veronica Gonzalez (480) 503-6720.
	3. Discussion of Regular Meeting Agenda
	<b>ADJOURN WORK SESSION</b>
6:00 P.M.	<b>CALL TO ORDER REGULAR MEETING</b>
	<b>PLEDGE OF ALLEGIANCE</b>
	<b>ROLL CALL</b>
	4. <b>APPROVAL OF AGENDA</b>
	<b>COMMUNICATIONS</b>
	5. <b>Communications from Citizens</b> At this time, members of the public may comment on matters within the jurisdiction of the Town. The Commission/Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to state law, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration.

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	6. <b>Report from Council Liaison on Current Events</b>
	<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>
	7. DR24-62 SUPERLITE BLOCK- SITE EXPANSION- PLANT UPGRADE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 8.8 acres, generally located at the southwest corner of McQueen Road and Baseline Road, and zoned General Industrial (GI). Sal DiSanto (480) 503-6759. <b>CONTINUE TO SEPTEMBER 4, 2024.</b>
	8. Z24-06 LDC TEXT AMENDMENT: Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 5.2 Site Regulations. The effect of the amendment will be to clarify the Code, address backyard fowl, and make technical and conforming changes. Veronica Gonzalez (480) 503-6720.
	9. DR24-68 GILBERT CHRISTIAN HIGH SCHOOL-ATHLETIC BUILDING: Site plan, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 9.12 acres, generally located at the northeast corner of Wade Dr. and Jasper Dr., and zoned Single Family-6 (SF-6) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.
	<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>
	10. Z24-01 SEC of Val Vista & Elliot - Rezone: Request to amend Ordinances 633, 698, 722, 975, 1179, and 1200 to amend the development plan, conditions of development, and a request to rezone approximately 4.5 Acres generally located at the southeast corner of Val Vista Drive and Elliot Road from Approx. 4.5 acres of Shopping Center (SC), all with a Planned Area Development Overlay Zoning District (PAD), To 4.5 Acres of General Commercial (GC) With A Planned Area Development (PAD) Overlay. The effect will be to allow the Property to be Developed Subject to the Development Standards for the General Commercial (GC) Zoning District as set forth in the Land Development Code to permit Non-Residential Office/Commercial uses. Sal DiSanto (480) 503-6759.

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	<p>11. GP23-13 COBBLESTONE EXPRESS AUTO SPA – LINDSAY &amp; GERMANN: Request for Minor General Plan Amendment to change the land use classification of approx. 1.52 acres generally located southwest corner of Lindsay Road and Germann Road from Neighborhood Commercial (NC) to General Commercial (GC). The effect of this amendment will be to change the plan of development to allow the commercial development of an auto wash.</p> <p>Z23-11 COBBLESTONE EXPRESS AUTO SPA – LINDSAY &amp; GERMANN: Request to rezone approx. 1.52 acres generally located southwest of the intersection of Lindsay Road and Germann Road from Neighborhood Commercial (NC) to Community Commercial (CC). The effect will be to allow for an auto wash. Nicole Russell (480) 503-6716.</p>
	<p>12. DR23-170 COBBLESTONE EXPRESS AUTO SPA: Master Site Plan Amendment, Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.92 acres, generally located southwest of the intersection of Lindsay Road and Germann Road, and zoned Neighborhood Commercial (NC) and to be rezoned to Community Commercial (CC) by case Z23-11. Nicole Russell (480) 503-6716.  <b>CONTINUE TO OCTOBER 2, 2024.</b></p>
	<p>13. GP24-01 GILBERT 2024 GENERAL PLAN UPDATE: Request for a Minor General Plan Amendment to revise the Gilbert General Plan to designate a Central Business District, and make technical and conforming changes.</p> <p>Z24-07 LDC TEXT AMENDMENT: Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 2.0 Terms. The effect of the amendment will be to add a definition for central business district, and make technical and conforming changes. Ashlee MacDonald 480-503-6748.</p>
	<p>14. DR24-46 OASIS CHURCH EXPANSION: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 5 acres, generally located southeast of Greenfield Road and Queen Creek Road, and zoned Single Family-43 (SF-43). Kristen Devine (480) 503-6742.</p>
	<p style="text-align: center;"><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>
	<p>15. PLANNING COMMISSION MINUTES - Consider approval of the minutes of the Study Session &amp; Regular Meeting of June 5, 2024.</p>
	<p>16. JOINT PLANNING COMMISSION AND REDEVELOPMENT COMMISSION MINUTES – Consider approval of the minutes of the June 11, 2024 meeting.</p>
	<p>17. PLANNING COMMISSION MINUTES - Consider approval of the minutes of the Work Session &amp; Regular Meeting of July 10, 2024.</p>

	<b>COMMUNICATIONS</b>
	<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.
	18. Report from Chairman and Members of the Commission on current events.
	19. Report from Planning Services Manager on current events.
	<b>ADJOURN</b>

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, September 4, 2024, 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.