



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, NOVEMBER 4, 2020

Carl Bloomfield, *Chairman*
Jän Simon, *Vice Chairman*
David Blaser
William Fay

Tyler Jones
Noah Mundt
Brian Andersen

Colby Ashton, *Alternate*
Anthony Bianchi, *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.**

Due to the ongoing impacts of the [COVID-19 pandemic](#), which have prompted declarations of a public health emergency at the local, state, and federal levels, **members of the public will either be able to attend the Planning Commission meeting in person or participate remotely.**

The number of people allowed in the Council Chambers will be limited to ensure physical distancing as required by the Governor's Stay Healthy, Return Smarter, Return Stronger Executive Order (E.O. 2020-36) and as recommended by both the Centers for Disease Control and the Arizona Department of Health Services. Admittance to the Council Chambers will be on a first come, first served basis. Anyone who arrives after the Council Chambers is at capacity will be able to participate in the public meeting in the lobby or elsewhere via one of the various remote options. Members of the public attending the meeting in person will be required to wear a face covering as mandated by Maricopa County pursuant to its order dated June 19, 2020.

For any members of the public who decide to participate in the public meeting in the lobby, a staff member will ask whether anyone wishes to address the Planning Commission both prior to the Communications from Citizens agenda item and prior the Public Hearing agenda item. Those members of the public in the lobby wishing to address the Planning Commission, if any, will then be escorted into the Council Chambers one by one and will be given the opportunity to address the Planning Commission.

Please be aware that these measures are in place to limit the need for members of the public to participate in a large public gathering, while ensuring that the discussions, deliberations, and actions taken in public meetings in the Town of Gilbert are transparent and conducted openly in compliance with Arizona law.

For those who do not wish to attend in person, the public will also be able to fully participate in public meetings remotely through various technological means, as permitted under Arizona law. Additionally, items on agenda may be shortened, continued to a future public meeting, or taken out of order. Moreover,

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, the meeting will be broadcast on Cox Channel 11 (for Gilbert residents with cable service) and 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.

In addition, the Town has made a number of resources available that would allow the public to address public bodies remotely during public meetings. Any member of the public who wishes to address the [Planning Commission](#) can choose any of the following options.

Email

Members of the public who wish to address the [Planning Commission](#) via email will need to send their comments to PlanningCommissionMeeting@gilbertaz.gov **no later than 5 p.m. the day before the Planning Commission meeting**. 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 this 5p.m. 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 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.

Listening Via Conference Line/Addressing the Planning Commission Telephonically

A conference line will be available in order to listen to the [Planning Commission](#) meeting if you are not able to view the meeting on Cox Channel 11 or on the [Gilbert Live](#) website. The conference line number and access code for this meeting are:

+1-415-655-0001 US Toll

Access Code: 133 113 2433

WebEx Online Meeting Platform

Members of the public, applicants, and Town staff will also have the ability to participate in the [Planning Commission](#) meeting via WebEx in order to give presentations during the Communications from Citizens and the Public Hearing sections of the meeting.

If you would like to address the Planning Commission via the WebEx platform, you must register for the public meeting by 12 p.m. the day of the meeting.

The WebEx registration link is: [Click to register](#)

Preregistration allows Town staff to have your information ahead of time and ensure that you are called on at the appropriate time.

If you have any issues accessing the WebEx platform, the link to WebEx technical support is below.

- [WebEx Technical Support](#) (1-866-229-3239)

BACKUP ONLY if WebEx Becomes Unavailable

The following Microsoft Teams link below will **ONLY** be utilized if the above-mentioned WebEx link and toll-free number become unavailable or if issues occur within the WebEx platform. This link will be operational within 15 minutes of WebEx becoming unavailable. We encourage all residents who wish to participate in the Planning Commission meeting to pre-register for both platforms.

The Microsoft Teams link is: [BACKUP LINK ONLY if WebEx Become Unavailable](#)

If you have any issues joining the Microsoft Teams platform, the link to Microsoft technical support is below.

- [Joining Microsoft Teams](#)

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	CALL TO ORDER STUDY SESSION
	1. Appoint Zoning Hearing Officer and Alternate Zoning Hearing Officer
	2. DR20-133 THE MURPHY ON THE TRACKS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.9 acres, generally located at the northwest corner of Guadalupe and Cooper Roads, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.
	3. DR20-118 MELROSE COMMERCIAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.69 acres, generally located northeast corner of Melrose Street and Val Vista Drive, and zoned General Commercial (GC). Sydney Bethel (480) 503-6721.
	4. Z20-10 SAFE AND SMART ACT: Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1: General Provisions, Division 2: Land Use Designations, Division 4: General Regulations, Division 5: Administration, Division 6: Use Definitions, and the Glossary Of General Terms, related to marijuana-related uses in accordance with the Safe And Smart Act; providing for repeal for conflicting ordinances; providing for severability; providing for penalties; and setting a conditional effective date. Josh Rogers, (480) 503-6589.
	5. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	6. APPROVAL OF AGENDA
	COMMUNICATIONS
	7. Communications from Citizens 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.
	8. Report from Council Liaison on Current Events
	PUBLIC HEARING (CONSENT) 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.
	9. DR20-87 PB BELL GILBERT COMMONS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 8.6 acres, generally located at the southwest corner of Cooper and Baselines Roads, and zoned Multi-Family/Medium (MF/M) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812. Continue to December 2, 2020.
	10. UP20-05 ALTA GILBERT AT COOLEY STATION: Request to approve a Conditional Use Permit for approx. 6.0 acres generally located south of the southwest corner of Recker and Williams Field Roads to allow residential units on the ground floor in the Gateway Village Center (GVC) zoning district with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	11. DR20-46, ALTA GILBERT AT COOLEY STATION: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 6.0 acres, generally located south of the southwest corner of Recker and Williams Field Roads, and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	12. S20-10 SANTANILLA: Request to approve a Preliminary Plat and Open Space Plan Amendment for K Hovnanian Homes, for 71 home lots (Lots 1-71) on approx. 40.52 acres located north of the northwest corner of Higley Road and the Hunt Highway alignment in the Single Family-7 (SF-7) and Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) Overlay zoning district. Sydney Bethel (480) 503-6721.

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
13.	<p>UP20-26 SPEEDWAY CONVENIENCE - FUEL DISPENSING: Request to approve a Conditional Use Permit to allow a Fueling Facility on approx. 3.9 acres generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district. Sydney Bethel (480) 503-6721.</p>
14.	<p>UP20-27 SPEEDWAY CONVENIENCE - 24-HOURS OPERATION: Request to approve a Conditional Use Permit to allow increased hours of operation on approx. 3.9 acres generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district. Sydney Bethel (480) 503-6721.</p>
15.	<p>UP20-28 SPEEDWAY CONVENIENCE - LIMITED SERVICE RESTAURANT: Request to approve a Conditional Use Permit to allow Restaurants, Limited Service on approx. 3.9 acres generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district. Sydney Bethel (480) 503-6721.</p>
16.	<p>DR20-94 SPEEDWAY CONVENIENCE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approx. 3.9 acres, generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC). Sydney Bethel (480) 503-6721.</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>
17.	<p>DR19-128 TRILOGY AT POWER RANCH: Tennis and Pickleball Complex: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 5.74 acres, located at 4369 E. Village Parkway, and zoned Public Facilities/Institutional (PF/I) with a Planned Area Development (PAD) overlay zoning district. Ashlee MacDonald (480) 503-6748.</p>
18.	<p>GP20-03 TOWN ON GERMANN: Request for Minor General Plan Amendment to change the land use classification of approx. 14.53 acres generally located south and west of the southwest corner of Lindsay Rd. and Germann Rd. from Business Park (BP) to Residential >14-25 DU/Acre land use classification. Keith Newman (480) 708-3961.</p>
19.	<p>Z20-08 TOWN ON GERMANN: Request to rezone approx. 14.53 acres generally located south and west of the southwest corner of Lindsay Rd. and Germann Rd. from Business Park (BP) zoning district to Multi-Family/Medium (MF/M) zoning district. Keith Newman (480) 708-3961.</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>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	20. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of October 7, 2020.
	COMMUNICATIONS
	21. 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.
	22. Report from Chairman and Members of the Commission on current events.
	23. Report from Planning Services Manager on current events.
	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, December 2, 2020, 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.