

# SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AGENDA



## PLANNING COMMISSION

Renee Higgs, Chair  
Joe Young, Vice Chair  
George Ertel  
William Scarbrough

Barney Gonzales  
Christian Serena  
Barry Graham

Wednesday, December 15, 2021

**5:00 P.M. MARKED**

## PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order 5:00 PM**

**Roll Call – Six Present, Commissioner Scarbrough absent from hearing.**

## Administrative Report - Tim Curtis

## Public Comment

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Planning Commission's jurisdiction and is limited to a total of 15 minutes. No official Planning Commission action can be taken on these items. **Speakers may submit a comment card to address the Planning Commission and are limited to three minutes.**

## Minutes

1. Approval of November 17, 2021 [Regular Meeting Minutes](#)

**Vice Chair Young moved to approve the November 17, 2021 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of six (6) to zero (0) with Commissioner Scarbrough being absent.**

## ACTION ITEMS

**How the Action Agenda Works:** The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

## CONSENT AGENDA

2. Approval of the [Planning Commission 2022 Calendar](#).
3. [14-UP-2021 \(Churchill's Fine Cigars\)](#)  
Request by owner for a Conditional Use Permit for a bar use within an approximately +/- 2,000 sq. ft. retail store (Churchill's Fine Cigars) at Crossroads East with Planned Regional Center, Planned Community District, Planned Shared Development Overlay (PRC PCD PSD) zoning located at 18529 North Scottsdale Road Suite 127A.  
Staff contact person is Katie Posler, 480-312-2703.  
**Applicant contact person is Bart Gerber, (602) 369-4256.**
4. [3-AB-2021 \(Abandonment of GLO and ROW\)](#)  
Request by owner to abandon the GLO roadway easement and Right of Way along the east property line (N. 106th Street alignment) and portions of the GLO roadway easement along the south property line (E. Paradise Drive alignment) for a parcel located at 10595 E. Cactus Road with Single-family Residential zoning (R1-43).  
Staff contact person is Katie Posler, 480-312-2703.  
**Applicant contact person is Scott Lewandowski, (480) 440-1010.**

**Items No. 2, 3&4; Motion to approve the Planning Commission Calendar for 2022 and recommended City Council approve cases 14-UP-2021 and 3-AB-2021 by a vote of 6-0 per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and after determining that the Abandonment is consistent and conforms with the adopted General Plan. Motion by Commissioner Serena, 2<sup>nd</sup> by Commissioner Graham.**

## REGULAR AGENDA

5. [8-UP-2012#3 \(MedMen Enterprises - Scottsdale\)](#)  
Request by owner for renewal of a Conditional Use Permit (8-UP-2012#2) for an existing marijuana dispensary, including amendments to the stipulations to extend the hours of operation, eliminate the 5-year timing stipulation, and change the floor plan on a +/- 0.24-acre property with Commercial Office, Planned Community District (C-O P-C) zoning, located at 8729 E. Manzanita Drive. Staff contact person is Greg Bloemberg, 480-312-4306.  
**Applicant contact person is Carolyn Oberholtzer, 602-888-7860.**

**Item No. 5; Recommended City Council approve case 8-UP-2012#3 by a vote of 5-1 per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Serena, 2<sup>nd</sup> by Commissioner Ertel.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

## NON-ACTION ITEM

6. [Old Town Character Area Plan and Zoning Ordinance Update \(5-GP-2021, 1-TA-2021, 1-II-2010#3\)](#)  
Request: Presentation and discussion regarding public outreach efforts associated with the Old Town Scottsdale Character Area Plan and downtown zoning ordinance update process.  
Staff Contact(s): Adam Yaron, Principal Planner 480-312-2761 and Brad Carr, Planning and Development Area Manager 480-312-7713

**Adjournment - 6:41 PM**



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