



Approved 2/22/2023 (cg)

**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JANUARY 25, 2023

***SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
Diana Kaminski, Commissioner
William Scarbrough, Commissioner
Christian Serena, Commissioner

REMOTE: George Ertel, Commissioner

STAFF: Tim Curtis
Eric Anderson
Chris Zimmer
Keith Niederer
Meredith Tessier
Jeff Barnes
Becca Cox
Caitlyn Gulsvig
Jason McWilliams
Lorraine Castro

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the January 11, 2023 [Regular Meeting Minutes](#).

Vice Chair Young moved to approve the January 11, 2023 regular meeting minutes. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONTINUANCES

2. [5-AB-2022 \(Martinson GLOPE Abandonment\)](#)

City staff requests a continuance to February 8, 2023 to fix a notice error.

Request by owner to abandon the 33-foot wide GLO roadway easement along the northern property line and to abandon 250 square feet of a ¼ cul-de-sac abutting N. 69th Street of parcel 216-50-028A, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 31421 N. 69th Street. Staff contact person is Chris Zimmer, (480) 312-2347. **Applicant contact person is Wayne Rosendahl, (480) 599-1263.**

Item No. 2; Commissioner Scarbrough moved to continue case 5-AB-2022 to the February 8, 2023 Planning Commission hearing per request by staff. Seconded by Commissioner Kaminski, the motion carried six (6) to one (1) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena all voting in favor and Commissioner Gonzales dissenting.

3. [6-UP-2022 \(Crown Castle Sunrise Sonoran View 831832/PH60845A\)](#)

Applicant requests a continuance to a future date to be determined.

Request by owner for approval of a Conditional Use Permit for a new Type 4 Alternative Concealment Wireless Communication Facility (WCF), concealed within a new +/- 61-foot 3-inch-tall church belltower, with associated ground mounted equipment, located at 29505 N. Scottsdale Rd. with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Keith Niederer, (480) 312-2953. **Applicant contact person is Michael Campbell, (602) 616-8396.**

Item No. 3; Commissioner Scarbrough moved to continue case 6-UP-2022 to a Planning Commission hearing date to be determined per request by the applicant. Seconded by Commissioner Kaminski, the motion carried six (6) to one (1) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena all voting in favor and Commissioner Gonzales dissenting.

CONSENT AGENDA

4. [12-ZN-2021 \(Valero Gas Redevelopment\)](#)

Request by owner for a zoning district map amendment from Planned Community District with comparable General Commercial (PCD C-4) zoning to Planned Community District with comparable Central Business (PCD C-2) zoning with an amendment to the development plan to allow additional commercial uses on a +/- .47-acre site located at 9550 N. 90th Street. Staff contact person is Meredith Tessier, (480) 312-4211. **Applicant contact person is Clint Jameson, (602) 538-3637.**

Item No. 4 moved to the regular agenda; Vice Chair Young moved to make a recommendation to City Council for approval of Case 12-ZN-2021 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Serena, the motion carried six (6) to one (1) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena all voting in favor and Commissioner Gonzales dissenting.

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REGULAR AGENDA

5. [108-ZN-1984#2 \(Desert Cove Internalized Self Storage\)](#)
Request by owner for approval of a zoning district map amendment to modify the stipulations of previously adopted Ordinance No. 1812 via case 108-ZN-1984, including changes to building height, land uses, and property development standards, for a +/- 1.8-acre site with Industrial Park (I-1) zoning located at 8888 East Desert Cove Avenue. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant contact person is Mike Leary, (480) 991-1111.**

Item No. 5; Commissioner Scarbrough moved to make a recommendation to City Council for approval of Case 108-ZN-1984#2 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:55 p.m.