



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

**WEDNESDAY, MAY 11, 2016**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Michael Edwards, Chair  
Matthew Cody, Vice Chair  
David Brantner, Commissioner  
Paul Alessio, Commissioner  
Larry S. Kush, Commissioner  
Michael J. Minnaugh, Commissioner  
Ali Fakh, Commissioner

**STAFF:**

Tim Curtis	Jesus Murillo
Sherry Scott	Kroy Ekblaw
Randy Grant	Doug Mann
Brad Carr	Phil Kercher
Bryan Cluff	Ricky King
Keith Niederer	Taylor Reynolds

**CALL TO ORDER**

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

**ROLL CALL**

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

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

## **MINUTES REVIEW AND APPROVAL**

1. Approval of April 20, 2016 Regular Meeting Minutes including the Study Session.

**COMMISSIONER BRANTNER MOVED TO APPROVE THE APRIL 20, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER KUSH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## **EXPEDITED AGENDA**

2. [23-ZN-2015 \(Enterprise\)](#)  
Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on an approximate 1 +/- acre site located at 16275 N. Greenway-Hayden Loop on the northeast corner of Greenway-Hayden Loop and Paradise Lane. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is John Berry, 480-385-2727.
3. [3-UP-2016 \(Gwin Wine & Beer\)](#)  
Request by owner for a Conditional Use Permit for a new bar in a 1,280 +/- square feet suite located at 7342 E. Shea Boulevard, Suite 109, with Central Business (C-2) zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Alex Manuel, 530-277-4534.  
**Item No. 2 & 3: Recommended City Council approve case 23-ZN-2015 and 3-UP-2016 by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Alessio, with Commissioner Kush dissenting.**
4. [4-UP-2016 \(T-Mobile PH30920\)](#)  
Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a new 45-foot tall church steeple, which will replace existing steeple, on a 2.76 +/- acre property located at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Declan Murphy, 602-326-0111.

Request to speak card: Ellen Wilson

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**Item No's. 2, 3 & 4: Recommended City Council approve cases 23-ZN-2015, 3-UP-2016 and 4-UP-2016, by a vote of 7-0; Motion by Commissioner Brantner, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2<sup>nd</sup> by Commissioner Alessio.**

## **REGULAR AGENDA**

5. [19-ZN-2014 \(State Trust Land - North Scottsdale\)](#)

Request by owner for a Zoning District Map Amendment for 4020+/- acres of State Trust Lands **from** the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, and the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district **to** the Single-family Residential District, Environmentally Sensitive Lands (R1-7/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-18/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-35/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-70/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, (COS/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-35/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-

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130/ESL/FO) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands, Foothills Overlay (R-4R/ESL/FO) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, Foothills Overlay (COS/ESL/FO) zoning district. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Mark Edelman, 602-542-6331.

**Item No. 5: Recommended City Council approve case 19-ZN-2014 by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Alessio.**

Written Comment Cards: Wanda Christofan, Claudie Secco D'Arragona, Michelle Miller, R. Hugel, Glen Clevenger, Ellen Wilson, John Enkoji, Tom Barrs, Deb Shaman, Elizabeth Andersen,

Request to Speak Cards: David Gulino, Joseph Kaminsky, Michelle Collins, Michelle Miller, Jim Heitel, Bruce Wargo, Liz Dawn Donahue, Jeff Smith, Elizabeth Andersen, Dan Lundberg, Pete Kanton, Patricia Leary, Bill Leary.

## **NON-ACTION ITEM**

6. [Stormwater and Floodplain Mangement Ordinance Update](#): Phase 2 Presentation by Ashley Couch, Stormwater Management

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:33 p.m.

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