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

WEDNESDAY, FEBRUARY 10, 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 Fakih, Commissioner

STAFF:
Tim Curtis
Joe Padilla
Brad Carr
Greg Bloemberg
Kia Wauwie
Jeff Barnes

CALL TO ORDER
Chair Edwards 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.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
http://www.scottsdaleaz.gov/boards/planning-commission
MINUTES REVIEW AND APPROVAL

1. Approval of January 27, 2016 Regular Meeting Minutes including the Study Session.

   COMMISSIONER BRANTNER MOVED TO APPROVE THE JANUARY 27, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONTINUANCE AGENDA

2. 20-ZN-2015 (Sundown Plaza Rezoning)
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Highway Commercial, Parking P-3 (C-3/P-3) zoning on +/- 1.26 acres and from Highway Commercial (C-3) zoning to Parking P-2; Passenger Vehicle Parking (P-2) zoning on +/- 0.49 acres for a site located at 10636 N. 71st Way. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Ben Riddle, 480-212-4200.

   Item No 2; Move to continue case 20-ZN-2015 to a date to be determined, motion by Commissioner Brantner, 2nd by Commissioner Fakih; by a vote of 7-0.

EXPEDITED AGENDA

3. 12-AB-2015 (Palo Verde Lane)
Request by owner to abandon an existing 90-foot half cul-de-sac, located along N. Paradise View Street along the southwest boundary of parcel 173-04-008, located at 5703 N. Paradise View Street, with Single-family Residential (R1-43) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Keith Nichter, 480-994-0994.

   Item No. 3; Recommended City Council approve case 12-AB-2015, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations, based upon the finding that the abandonment is consistent and conforms with the adopted General Plan, 2nd by Vice Chair Cody; with Commissioner Fakih recused himself.

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4. **1-TA-2016 (Planned Community (P-C) District Size Text Amendment)**  
Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455) for the purpose of revising the P-C-District size requirement to prevent properties from becoming nonconforming due to outdated language. Staff/Applicant contact person is Kira Wauwie, 480-312-7898.

**Item No. 4; Recommended City Council approve case 1-TA-2016, by a vote of 7-0; Motion by Commissioner Brantner, after determining that the proposed text amendment is consistent and conforms with the adopted General Plan, 2nd by Vice Chair Cody.**

**REGULAR**

5. **2-UP-2015 (Hunkapi Farms)**  
Request by owner for a Conditional Use Permit for a Community Building and Recreational Facility not publicly owned to operate a non-profit equine therapy program, located at 11250 E Arabian Park Drive with Single-Family Residential District (R1-43) zoning. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Terra Schaad, 480-393-0870.

**Item No. 5; Recommended City Council approve case 2-UP-2015, by a vote of 6-1; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Fakih, with Commissioner Brantner dissenting.**

Request to speak Cards:

Rudy Montigo Jr., Kate Bree, Roxanne Williford, Barry Shannahan, Ron Poland, Frank Costilla, Scott Holcomb, Anthony Stevens, Toby Block, Shelley Ebel, Brenda Warner, Kurt Warner, Kurt Janson, Ming Zhong, Mary McCarthy, Erika Green, Daniel M. Klein, Jeri Klein, Jeff Schwartz, Molly Kaufman, Dino Coppi, Bob Locke, Court Rich, Jen Hall, Nick Labadie, Sara Stevens, Thomas Galvin, Cordell Overgaard, Gail Overgaard, Mike Stevens and Kris Stevens.

Comment Cards;

Jason Bardonaro, Blair Hawes, Cherish Stephan, Jeff Fasau, Jen Gage, Danica O'Leary, Mona Shane, Bob Peiton, Patricia Mayberry, Tracy Lee, Tasha Lewis, Julie Green, Morgen Ehgner, Shelley Ebel, Lindsey Smith, Ryan Wait, Darid Dischler, Sara Stevens.

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:45 p.m.

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