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

WEDNESDAY, JANUARY 25, 2017

*SUMMARIZED MEETING MINUTES*

PRESENT:  Paul Alessio, Chair
David Brantner, Vice Chair
Matthew Cody, Commissioner
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Michael Minnaugh, Commissioner

ABSENT:  Ali Fakih, Commissioner

STAFF:  Tim Curtis
Sherry Scott
Randy Grant
Keith Niederer
Brad Carr
Andrew Chi
Taylor Reynolds

CALL TO ORDER
Chair Alessio 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 page on ScottsdaleAZ.gov, search “Planning Commission”
MINUTES REVIEW AND APPROVAL

1. Approval of January 11, 2017 Regular Meeting Minutes including the Study Session.

   VICE CHAIR BRANTNER MOVED TO APPROVE THE JANUARY 11, 2017 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER KUSH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. 8-UP-2012#2 (Monarch Wellness Centers)
Request by owner for a renewal of an existing Conditional Use Permit for a Medical Marijuana Use in a 1,585 +/- square-foot facility located at 8729 E. Manzanita Drive, with Commercial Office District, Planned Community District (C-O PCD) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Court Rich, 480-505-3937.

3. 9-UP-2016 (Fry's Fuel Center #621)
Request by owner for an amendment to an existing Conditional Use Permit to allow for the expansion of an existing Gas Station use with four (4) additional dispensers on a +/- 9.5-acre site located at 9350 N. 90th Street with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Joanna Bartholomew, 480-588-7226.

   Item No’s 2 and 3: Recommended to City Council for approval of cases 8-UP-2012#2 and 9-UP-2016, by a vote of 6-0; Motion by Vice Chair Brantner, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Kush.

REGULAR AGENDA

4. 4-GP-2016 (Scottsdale Heights)
Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Commercial to Urban Neighborhoods on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

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5. **9-ZN-2016 (Scottsdale Heights)**  
Request by owner for a Zoning District Map Amendment from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Medium Density Residential, Environmentally Sensitive Lands (R-3 ESL) on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

6. **10-AB-2016 (Scottsdale Heights Roadway Easement Abandonment)**  
Request by owner to abandon the eastern 30-feet of a 55-foot-wide roadway easement along the western edge of a property located at 7225 E. Dove Valley Road, with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

Item No’s 4, 5 & 6: Recommended to City Council for approval of cases 4-GP-2016, 9-ZN-2016 and 10-AB-2016: by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment and Abandonment are consistent and conform with the adopted General Plan, 2nd by Vice Chair Brantner.

Commissioner Smith recused himself.

Request to Speak Cards: Robert Cappel, Michael Roeser, Brent Diedrich, Dan McNeill, David Gordon, James Johnson, Bob Moore, Don Buch, Lorra Moyer, Hamdi Hirsi.

Written Comment Cards: Ronald A. Rhoads, Neil Blitstein, Grant Ireland, Paula Rudnick, Charles Levitt, Joan Blazis Levitt, David Gordon, Cynthia McParland.

**Non-Action Item**

7. **2-TA-2016 (Sign Ordinance Update - Temporary Signs)**  
Request by the City of Scottsdale to amend the City’s Zoning Ordinance (Ordinance No. 455) for the purposes of modifying the sign requirements for temporary and semi-permanent signs, and to remove special event sign regulations from the Zoning Ordinance. Staff/Applicant contact person is Andrew Chi, 480-312-7828.

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:43 p.m.

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