
Wednesday, July 21, 2021
6:00 P.M.

Note from the Clerk: The July 21, 2021 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person and all other participants by phone or video.

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

David Iwanski, Chair
Christopher Thompson, Vice Chair
Alisha Meginnis, Commissioner
Lisa Osborne, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Blanca Uvari, Alternate Commissioner

COMMISSIONERS ABSENT

Denise Stanfield, Commissioner

CITY STAFF PRESENT

Ken Weise, City of Avondale Mayor
Charles Montoya, City Manager
Kevin Murphy, D&ES Director
Jodie Novak, D&ES Assistant Director
Brian Craig, Planning Manager
Ken Galica, Lead Division Manager
Mary Grace McNear, Assistant City Attorney
Linda Mendenhall, Deputy City Clerk
Ann Dolmage, Senior Planner
Michelle Simerdla, Senior Planner

amendment to the Interstate Commerce Park PAD in October of last year to accommodate the Pierce 99 project. It is located within the Freeway Corridor Specific Plan area. The development proposal was reviewed. Access points are on Van Buren Street and 101st Avenue. Truck loading areas are in the rear of the site facing north behind a screen wall and landscaping on 101st Avenue and will be recessed into the ground. There is a looped fire road access around the building for fire traffic and to meet the City's requirements for fire access. Parking and landscaping about the building to the south and to the west with landscaping and sidewalk along frontages and parking lot screen walls. The proposal is to meet all requirements of the A-1 General Industrial District with the following exceptions: Building height to be 47 feet reducing setbacks of the front yard from 25 to 15 feet, which will allow the landscape setback to be reduced and maximize parking and usability. Rear and interior setbacks are reduced from 15 to 5 feet. The streetside setback along 101st Avenue is reduced from 25 feet to 10 feet. Elevation designs and colors were reviewed. All public notice requirements have been met.

A neighborhood meeting was held on June 24th. There were two aVOICE comments, one somewhat opposed to warehouse and distribution service and one fully in support. Staff believes the development meets the intent of the General Plan as well as generating employment uses. It is compatible with surrounding uses. Infrastructure necessary to serve the development will be installed by the developer, to include a right turn deceleration lane on Van Buren. Staff recommends approval subject to six recommended conditions.

Applicant representative, Adam Baugh, Withey Morris PLC, noted that the developer is also developing the property to the north, which has added efficiencies with the construction team.

Chair Iwanski welcomed Commissioner questions. There were no questions.

There being no additional Commissioner questions, Chair Iwanski opened the public hearing. The City Clerk has received no requests to speak.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Commissioner Osborne moved to approve Application PL- 21-0080 subject to six (6) conditions of approval; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 6 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye
Commissioner White	Aye

7. COMMISSION ANNOUNCEMENTS

Charles Montoya, City Manager, thanked Chair Iwanski for his service on the Planning Commission as well as the other Commissioners for their efforts. He also thanked Brian Craig, who will be leaving the City to become Director of Planning for the City of Buckeye.

Chair Iwanski announced his resignation from the Planning Commission, as he and his wife will be relocating to Las Vegas. Vice Chair Thompson will assume role of Chair and Commissioner Osborne will move to Vice Chair. Blanca Uvari will assume the role of a voting member. He thanked everyone for their service.

Brian Craig spoke words of thanks, as he would be departing to Buckeye. He introduced new Senior Planner, Ann Dolmage. Jodi Novak, D&ES Assistant Director wished Chair Iwanski the best with his move and thanked Mr. Craig for his service to the City.

8. PLANNING DIVISION REPORT

There was no report.

9. CALENDAR

The next meeting is August 18, 2021

10. ADJOURNMENT

There being no further business before the Commission, Commissioner Osborne moved to adjourn the regular meeting; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 6 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye
Commissioner White	Aye

Meeting adjourned at 6:37 p.m.



Chair Signature



Date: