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**Wednesday, May 18, 2022  
6:00 pm**

*Note from the Clerk: The May 18, 2022, Planning Commission meeting was held in-person at City of Avondale Council Chambers.*

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**1. WELCOME AND CALL TO ORDER**

Chair Thompson called the meeting to order at 6:00 pm.

**2. ROLL CALL**

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Chair, Christopher Thompson  
Commissioner Alisha Meginnis  
Commissioner Denise Stanfield  
Commissioner, Linda Warren  
Commissioner Larry White  
Commissioner, Alan Castillo  
Alternate Commissioner, Julia Arnette

COMMISSIONERS ABSENT

Vice Chair, Lisa Osborne (Excused)

CITY STAFF PRESENT

Eric Fitzer, Planning Manager  
Ann Dolmage, Senior Planner  
Steven Kemp, City Attorney  
Barbara Cason, Administrative Assistant

**3. OPENING STATEMENT AND INSTRUCTIONS**

Chair Thompson read the opening statement.

**4. APPROVAL OF MINUTES**

Chair Thompson asked if everyone had a chance to read through the meeting minutes, he then called for a motion on the minutes. Commissioner Linda Warren moved to approve the April 20, 2022 minutes as presented; Commissioner Larry White seconded the motion.

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| Chair, Christopher Thompson   | Aye |
| Commissioner Alisha Meginnis  | Aye |
| Commissioner Denise Stanfield | Aye |
| Commissioner, Linda Warren    | Aye |
| Commissioner Larry White      | Aye |
| Commissioner, Alan Castillo   | Aye |

Upon vote, the motion passed 6 to 0.

## 5. PUBLIC HEARING ITEMS:

### a. **Griffith Commerce Park – Major PAD Amendment – Application PL-22-0034**

Ann Dolmage, Senior Planner, stated the purpose of this hearing is to review a proposed major amendment to the Griffith Commerce Park Planned Area Development, conduct a public hearing and take-action on the item.

A little bit of background, the PAD was originally adopted in 2003 and there have been three minor amendments in the years since. The PAD comprises of approximately 80 acres containing lots for Commercial Park uses and C2 Community Commercial uses. It is bound on the North by Roosevelt, Van Buren on the South, 105<sup>th</sup> Avenue on the East and 107<sup>th</sup> Avenue on the West. This amendment requests affects just one lot, the SW corner of Roosevelt Street and 105<sup>th</sup> Avenue which is approximately 2.11 net acres in size and there is a map showing the location of the site.

Caliber Collision seeks to develop the site with an auto body repair and paint facility, approximately 16,964 square feet in size with 23 parking spaces available to the public and 64 additional vehicle storage spaces in a screened area to the side and rear of the building.

Conceptual Site Plan. Just a few talking points:

- There is one main entry on Roosevelt Street. Right in/right out only
- Secondary entrance on 105<sup>th</sup> Avenue
- The building's orientated with and the entrance on the North side of the building
- Parking as well is on the North side
- The vehicle storage area and roll up doors on the building will be shielded by a block screen wall along the East and South sides of the property
- There is ample landscaping along both street frontages

Conceptional Elevations:

- All rooftop equipment will be screened
- There is variation in the rooftop line
- Variety of exterior materials
- Neutral color palette

This site is currently designated for C2 or Community Commercial uses. Auto body repair is not a permitted C2 use so the amendment will add this as a permitted for this lot only. Permitted uses for other lots within this PAD will not be modified.

The PAD amendment will be in conformance with the existing GP general plan land use designation and it furthers goals in the General Plan and the Freeway Corridor Specific Plan. All development standards for setbacks, landscaping, building coverage, all meet or exceed the Zoning Ordinance and PAD requirements and the site is close to the Avondale Auto Park; so, this is a compatible land use area.

All required notifications of this hearing have been done. There was also a neighborhood meeting on April 11 and there were no attendees other than the applicants and staff. We did receive three comments from the public on the aVoice platform; all of which expressed approval for this project.

Staff Recommendations:

It is our recommendation is to make a motion to recommend approval of application PL-22-0034, a request for a major amendment to the Griffith Commerce Park PAD, to allow an auto body repair facility as a permitted use on Lot 12 of the "Final Plat for Griffith Commerce Park" subdivision subject to the two conditions of approval of the staff report. I am available for questions if you have any.

Questions and Answers/Telephone Requests:

Q. Commissioner Warren – What is currently on the other side of this site; are they businesses or empty lots?

A: Ann Dolmage – Chair Thompson and Commissioner Warren, to the West is an empty lot. Across 105<sup>th</sup> Avenue to East is a rubber manufacturing company, Copper State Rubber. To the North is auto park and to the South is a Business Park with large, mostly, warehouse-oriented buildings.

Q. Chair Thompson – I think there at least two to three more body repair places within a mile of this location. I'm assuming that the applicant sees need or there is work for that. What that discussed?

A: Ann Dolmage – Thank you Chair Thompson. They did not provide an analysis of the that to us. He may be able to speak to that; we have the applicant here.

Comments from applicant, Paul Gilbert. To be absolutely honest in answer to your inquiry, "would the applicant like to speak?" No. It would be redundant for me to add anything to this report, but I can answer your question Mr. Chairman, first of all, I zoned the auto mall, so I am very familiar with it. We made several amendments to the auto mall lately and the auto mall is a perfect location for this facility. That's where we will get most of our businesses. In fact, Caliber Collision, we represented them on several cases throughout the valley. Their method of business is; they only go when they've been requested to go somewhere. So basically, that was the case here. Again, this is an ideal location, I frankly am not even familiar with those other locations. This location, feeding off the auto mall is ideal and, of course, we are very compatible with the surrounding businesses.

Thank you for holding live hearings; this is one of the few communities where this happens. Although tonight's hearing could have been handled well within a virtual hearing, but I am glad we're holding live hearings so thank you.

Chair Thompson asked for comments from public. There were no requests from the public to speak. Chair Thompson closed the public hearing and invited a motion.

Commissioner Alisha Meginnis motioned to approve Application PL-22-0034. Commissioner Denise Stanfield seconded the motion.

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| Chair, Christopher Thompson   | Aye |
| Commissioner Alisha Meginnis  | Aye |
| Commissioner Denise Stanfield | Aye |
| Commissioner, Linda Warren    | Aye |
| Commissioner Larry White      | Aye |
| Commissioner, Alan Castillo   | Aye |

Upon vote, the motion passed 6 to 0.

5. **PLANNING DIVISION REPORT**

Eric Fitzer introduced Ann Dolmage to the Commission. Ann has been with the City since July 2022, so this is her first time addressing the Commission. She is our Senior Planner. She has been doing a great job, so I just wanted to recognize her.

6. **CALENDAR**

The next Planning Commission meeting is scheduled for June 15, 2022, in person.

7. **ADJOURNMENT**

Chair Thompson closed the public hearing and invited a motion to close. Commissioner Linda Warren moved to close and Commissioner Alan Castillo seconded the motion.

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| Chair, Christopher Thompson   | Aye |
| Commissioner Alisha Meginnis  | Aye |
| Commissioner Denise Stanfield | Aye |
| Commissioner, Linda Warren    | Aye |
| Commissioner Larry White      | Aye |
| Commissioner, Alan Castillo   | Aye |

Upon vote, the motion passed 6 to 0.

Meeting adjourned at 6:15 pm.

  
Chair Chris Thompson

  
Date