

**Wednesday, September 18, 2024
6:00 pm**

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:00 p.m.

1. WELCOME AND CALL TO ORDER

Chair White called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Larry White
Commissioner Denise Stanfield
Commissioner Alex McBurney
Commissioner Shaun Grimm

COMMISSIONERS EXCUSED ABSENT

Vice-Chair Julia Jewell
Commissioner Alan Agundez Castillo
Commissioner Linda Warren
Alternate Ryan Benson

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Mary Grace McNear, Attorney II
Marcella Carrillo, City Clerk
Jodie Novak, Development Services Director
Cole Hunger, Planner

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Commissioner McBurney made a motion to approve the Planning Commission Meeting Minutes for August 21, 2024, seconded by Commissioner Grimm.

Chair Larry White	Aye
Vice-Chair Julia Jewell	N/A
Commissioner Alan Agundez-Castillo	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	N/A
Commissioner Alex McBurney	Aye

Commissioner Shaun Grimm
Alternate Ryan Benson

Aye
N/A

Upon vote, the motion passed 4 to 0

4. PUBLIC HEARING ITEMS

a. PREMIER UNDERGROUND – CONDITIONAL USE PERMIT – APPLICATION PL-24-0077

Cole Hunger, Planner, provided an overview for application PL-24-0077, a Conditional Use Permit (CUP) for Premier Underground, to allow a truck fueling station and truck dispatch in a general industrial A-1 Zone. This property will consist of 6.04 acres and the fueling station will be 2,048 square feet covered structure in the southeast portion of the site. Conduct a public hearing and take appropriate action on the item. The site is presently known as the AIC Brinker Industrial Warehouse. To the north is AIC warehouse use. To the east is the Aqua Fria River, in the south corner is the MAC Prefab Manufacturing Building, and to the west is vacant land and the recycling center. The proposed use is consisting of primarily General Plan uses with industrial to the north and west, open space and parks to the south, Aqua Fria River to the east, education with charter school along the Eliseo C Felix Jr. Way, the Avondale Resource Center is southwest of the building and the police detention center will be built just to the south of this building.

Many A-1 General Industrial Zoning surround the area, agricultural along the Aqua Fria River, manufactured home zoning to the northeast, and the PAD to the south with the Resource Center. A general overview of the site plan was provided indicating where the current office and warehouse use is located and the truck dispatch and premanufactured covered fueling station would be located. The fueling station will be facing the Eliseo C Felix Jr Way with the office and truck uses facing East Riley Drive. Images were shown of the site looking northeast from Eliseo C Felix Jr Way with access to the employee parking, looking north along Riley Drive including the cul-de-sac to the Aqua Fria River agricultural zoning, and the entrance to the truck uses and fueling station.

The proposed use meets the five (5) findings outlined in Zoning Code 28-8.

- The proposed use and uses for the CUP are inline with the objectives of this land use designation.
- The proposed CUP uses are in the southeast section of the property and are screened from Riley Drive and Aqua Fria River and will not be detrimental to any of the adjacent properties around this site.
- The site has adequate space to accommodate the proposed uses with proper on-site circulation, setbacks, parking, and landscaping.
- A traffic impact study was conducted with results submitted to staff and reviewed by the Traffic Engineer. All requirements have been met.
- Conditions of approval are recommended as noted in the staff report.

A neighborhood meeting was held on August 20, 2024, with no public in attendance. One comment was received on Avondale Connect requesting a grocery store in Avondale.

Commissioners were given an opportunity to comment and ask questions. In response Mr. Hunger noted he believed the fuel tanks would be located underground, and they would meet all State, County, and local requirements upon construction. The application does include a truck wash; however, it is not part of the CUP because it is a permitted use with the current zoning.

Dan Fox, Architect of record and General Contractor, explained the two fuel tanks will be above ground, include all safety measures and equipment as part of the system, and everything will comply with all State and County requirements. It has been designed as a two-way fueling station with trucks entering and exiting in opposite directions. The fueling station will have a canopy and facade that is consistent with the main building. It is setback from the street frontage and the site is completely walled to not be visible to the public. This fueling station is strictly for private use by Premier Underground

Chair White opened the public hearing, no public asked to speak therefore the public hearing was closed.

Commissioner McBurney made a motion to recommend approval of Application PL-24-0077, a request for a Conditional Use Permit to allow a truck fueling station and truck dispatch, as additional uses to the primary office and warehouse use, subject to the five (5) conditions of approval as listed in the staff report, seconded by Commissioner Stanfield.

Chair Larry White	Aye
Vice-Chair Julia Jewell	N/A
Commissioner Alan Agundez Castillo	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	N/A
Commissioner Alex McBurney	Aye
Commissioner Shaun Grimm	Aye
Alternate Ryan Benson	N/A

Upon vote, the motion passed 4 to 0

5. COMMISSION ANNOUNCEMENTS

None.

6. PLANNING DIVISION REPORT

Mrs. Lorbeer shared August's monthly data, noting there were 26 new development applications. We will have some items for your consideration next month including text amendments.

7. CALENDAR

The next Planning Commission meeting is scheduled for October 16, 2024.

8. ADJOURNMENT

There was no further business; Chair White called for a motion to adjourn.

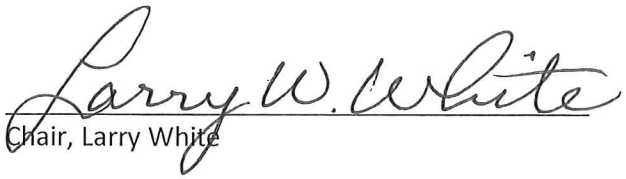
Commissioner Grimm made a motion to adjourn, seconded by Commissioner McBurney.

Chair Larry White
Vice-Chair Julia Jewell
Commissioner Alan Agundez Castillo
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Alex McBurney
Commissioner Shaun Grimm
Alternate Ryan Benson

Aye
N/A
N/A
Aye
N/A
Aye
Aye
N/A

Upon vote, the motion passed 4 to 0

The meeting adjourned at 6:17 p.m.


Chair, Larry White

16 OCT 2024
Date