



Action Summary

Planning Commission

Tuesday, September 6, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Chairperson Dolf Strom
Commissioner Thomas G. Campbell
Commissioner Richard K. Mahrle
Commissioner Scott Moore
Commissioner Jonathan Wainwright
Commissioner Daran Wastchak
Commissioner Jeff Wincel

3. EXECUTIVE SESSION

4. PUBLIC HEARINGS

- A.** [16-257](#) Consideration of a Minor Amendment to the Casa Blanca Estates Special Use Permit (SUP-16-2)
5219 N. Casa Blanca Drive (Assessor No. 173-64-039)

RECOMMENDATION:

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to deem the application request a Minor Special Use Permit amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel

A motion was made by Commissioner Wainwright, seconded by Commissioner Moore, to approve the Casa Blanca Estates Special Use Permit Amendment to add an egress gate for traffic exiting the subdivision and to remove the requirement/stipulation to provide unrestricted public pedestrian and bicycle access, subject to the following stipulation:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. The Narrative, dated July 11, 2016 and prepared by John Graham, HOA Board Member
 - b. Barrier Gate Operator Detail Sheet, prepared by DKS Doorking
 - c. Site Plan, dated August 17, 2016 and prepared by Greey Picket Landscape Architecture.

The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore, Commissioner Wainwright and Commissioner Wastchak

Nay: 1 - Commissioner Wincel

5. ACTION ITEMS

A. [16-250](#)

Consideration of a proposed lot split (LS 16-05)
 Mummy Mountain Park VIII
 7808 N Ironwood Drive (APN: 169-03-039)

A motion was made by Commissioner Wincel, seconded by Commissioner Mahrle, to to the Town Council The motion carried by the following vote:

1. The lot split plat of Mummy Mountain Park VIII shall be recorded with the Maricopa County Recorder’s Office, in substantial compliance with the survey plat, Sheets 1 and 2, prepared by Coe & Van Loo Consultants Inc., and dated August 2, 2016.
2. Prior to the recordation of said lot split plat, the applicant shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related site improvements for Northern Avenue and Ironwood Drive adjoining the subject property. These improvements include:
 - a. pavement widening and curbing for Northern Avenue and Ironwood Drive in accordance with the local roadway standard, Option B, of the Town’s General Plan,
 - b. extension of the sewer line, and
 - c. re-alignment of the existing wash to match the drainage easement on said lot split plat.
3. The improvements described in Stipulation 2 shall be completed prior to the issuance of the first Certificate of Occupancy for a new single family residence on said lot split plat.
4. Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.
5. Within 60 days of approval of the plat, the applicant shall submit Mylars and an electronic version in a pdf format for the Town’s permanent record
6. All nonconforming walls on the subject property must be removed and the items noted below shall be completed prior to recordation of said lot split plat.
 - a. A demolition permit shall be obtained for the non-conforming portions of the fence wall that encroach into the setback along Northern Avenue and Ironwood Drive.
 - b. Any remaining perimeter walls facing the subject site shall be painted the

same color to match the earth tone color of the existing perimeter wall.

c. The appropriate permits shall be obtained to redesign the perimeter wall section that crosses the wash prior to recordation of the plat.

Aye: 7 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel

6. STUDY SESSION AND/OR CITIZEN REVIEW ITEMS

A. [16-258](#) Discussion of Article XXIV, Walls and Fences, Zoning Code Text Amendment (MI-16-2)

No Reportable Action

B. [16-262](#) Citizen Review Work Session on Lighting Code Revisions

No Reportable Action

C. [16-254](#) Property Maintenance/Property Nuisance (formerly blight)

No Reportable Action

No Reportable Action

D. [16-255](#) Noise Code

No Reportable Action

E. [16-263](#) Ritz-Carlton Preliminary Plat (Area C)

No Reportable Action

7. CONSENT AGENDA

A. [16-249](#)

A motion was made by Commissioner Mahrle, seconded by Commissioner Wincel, to approve the August 16, 2016 Minutes. The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made at 9:50 p.m. by Commissioner Campbell, seconded by Commissioner Mahrle, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel