

**TOWN OF FOUNTAIN HILLS  
MINUTES OF THE REGULAR SESSION OF THE  
PLANNING & ZONING COMMISSION  
February 11, 2016**

Chairman Michael Archambault opened the meeting at 6:30 p.m.

**ROLL CALL:**

The following Commissioners were present: Chairman Michael Archambault. Vice-Chairman Eugene Mikolajczyk. Commissioners: Jeremy Strohan, Howie Jones by phone, and Roger Owners. Also in attendance were Robert Rodgers, Senior Planner and Zoning Administrator and Paula Woodward, Executive Assistant and Recorder of the minutes. Commissioner Dempster and Commission Connick were absent.

Chairman Michael Archambault requested participation in the Pledge of Allegiance and a moment of silent reflection.

**CALL TO THE PUBLIC**

No one wished to speak.

**AGENDA ITEM #1 - CONSIDERATION OF APPROVING THE MEETING MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION DATED DECEMBER 10, 2015.**

Chairman Michael Archambault **MOVED** to **APPROVE** the meeting minutes dated Thursday, December 10, 2015, as written. Commissioner Howie Jones **SECONDED**.

Chairman Archambault	Aye
Vice-Chairman Mikolajczyk	Aye
Commissioner Strohan	Aye
Commissioner Jones	Aye
Commissioner Owers	Aye

The **MOTION CARRIED UNANIMOUSLY** (5-0).

**AGENDA ITEMS #2 PUBLIC HEARING TO RECEIVE COMMENTS ON A PROPOSED SPECIAL USE PERMIT TO ALLOW TRUCK RENTALS BY DESERT DAWG AUTO REPAIR AT 9521 TECHNOLOGY DRIVE, LOCATED IN THE "IND-2 IUPD" ZONING DISTRICT. (CASE# SU2016-15)**

**Chairman Archambault opened the Public Hearing at 6:32 p.m.**

Bob Rodgers presented a power point presentation about the request for a special use permit to allow Desert Dawg to rent U-Haul trucks at the existing Unit C-3 of the Firerock Commerce Park Industrial Condominiums, directly behind Target, located at 9521 Technology Drive. Mr. Rodgers stated that Unit C-3 is approximately 4,889 square feet in size and shares the enclosed storage yard behind the building with C-1 and C-2. Parking is common to all units on the property. The property is zoned IND-2 IUPD. Mr. Rodgers referred to aerial photos showing the location and a walled-in area at the rear, as the designated outdoor storage area for all 3 condo units in that building. Mr. Rodgers stated this is the area staff noted for the U Haul truck storage. The parking spaces in the foreground are common spaces for the commerce park and are required for customers or employee parking. They are not to be used for outdoor display purposes. Staff discussed this proposal with the applicant and they indicated their agreement with the stipulations noted in the staff report. Staff recommended approval subject to the two stipulations.

Mr. Rodgers displayed photos taken by Chairman Archambault on the Sunday prior to the Planning & Zoning Commission Meeting. The photos show the current situation on site which shows the U- Haul truck inventory overflowing in the customer parking area. This current situation does not comply with the staff's recommendation in the Special Use Permit.

Chairman Archambault commented that he took the photos on Sunday morning from the Target parking lot. Chairman Archambault observed vehicles being repaired in the space behind the fence leaving the only available area for the trucks/trailer rentals in the customer parking area. Trailers were also in a grassy area.

Mr. Rodgers stated the applicant originally wanted to put the rentals on the unpaved dirt area but once he knew of the requirements that parking areas be paved he changed his mind.

Chairman Archambault asked if there were any public speaker card requests.

There were no public speaker card requests.

Vice Chairman Mikolaczyk asked what number of rental inventory would be displayed and or allowed on site.

Mr. Rodgers said the applicant has not settled on a number yet. The other U-Haul rental in town is set up to have 6 because of space limitations. It appears this applicant is stocking whatever U-Haul will give them.

Chairman Archambault stated he counted a total of 3 trucks and a few trailers. They were not parked correctly.

Mr. Rodgers said the trailers do not require a special use permit but cannot be displayed in the common parking spaces.

In response to Vice Chairman Mikolaczyk, Mr. Rodgers pointed out the rentals would need to be between the back wall and the building.

Commissioner Owers commented that he supports the special use permit with staff stipulations but would like to add that the adjacent dirt lot not be used as a storage or staging area.

Commissioner Jones stated it seems the applicant has an issue with following the recommendations and unless they adhere, it would be difficult to recommend approval to council.

Chairman Archambault commented the public hearing was still open and closed the **Public Hearing at 6:55 p.m.**

**AGENDA ITEM #3 - CONSIDERATION OF** a proposed **SPECIAL USE PERMIT** to Truck Rentals by Desert Dawg Auto Repair at 9521 Technology Drive, located in the "IND-2 IUPD" zoning district. (Case #SU2016-15)

Chairman Archambault stated he has questions for the applicant regarding his lease. Chairman Archambault asked, does the Special Use Permit stay with the property.

Mr. Rodgers answered that the SUP stays with the property but can be written to expire when the applicant vacates the property. SUP's typically stay with the property not with the business. Mr. Rodgers said the public hearing should be continued since the applicant is not present and the commission has questions that can only be answered by the applicant.

Chairman Archambault asked if anyone else had questions or wishes to make a motion.

On Mr. Rodgers recommendation Chairman Archambault **reopened the public hearing at 6:48 p.m.**

Vice Chairman Mikolyczyk **MOVED** to continue the public hearing to March 10, 2016, so the applicant could be present to address the commission's concerns. Commissioner Jones **SECONDED** and the **MOTION CARRIED UNANIMOUSLY.**

**AGENDA ITEM #4 - COMMISSION DISCUSSION/REQUEST FOR RESEARCH TO STAFF.**

*Items listed below are related only to the propriety of (i) placing items on a future agenda for action or (ii) directing staff to conduct further research and report back to the Commission.*

Mr. Rodgers stated the Outdoor entertainment committee met and is making progress.

**AGENDA ITEM #5 - SUMMARY OF COMMISSION REQUESTS FROM SENIOR PLANNER.**

None

**AGENDA ITEM #6 - REPORT FROM SENIOR PLANNER AND ZONING ADMINISTRATOR, PLANNING AND ZONING DIVISION OF DEVELOPMENT SERVICES.**

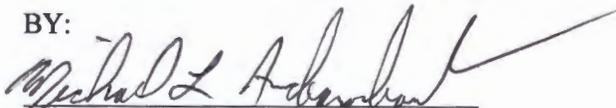
None

**AGENDA ITEM #7 - ADJOURNMENT.**

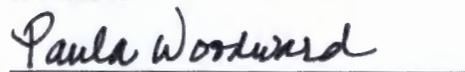
Commissioner Owers **MOVED** to adjourn the meeting at 6:51 p.m. and Vice Chairman Mikoajczyk **SECONDED** and the **MOTION CARRIED UNANIMOUSLY 5-0.**

FOUNTAIN HILLS PLANNING & ZONING COMMISSION

BY:

  
Chairman Mike Archambault

ATTEST:

  
Paula Woodward, Executive Assistant

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Fountain Hills Planning and Zoning Commission held on the 11th day of February 2016, in the Town Council Chambers, 16705 E. Avenue of the Fountains, Fountain Hills, AZ 85268. I further certify that the meeting was duly called and that a quorum was present.

Dated this 16<sup>th</sup> day of February 2016

  
Paula Woodward, Executive Assistant