



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JUNE 22, 2022

*** SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
George Ertel, Commissioner

REMOTE: Diana Kaminski, Commissioner
William Scarbrough, Commissioner
Christian Serena, Commissioner

STAFF: Tim Curtis
Eric Anderson
Katie Posler
Greg Bloemberg
Ryan Garofalo
Alexis Hartley
Caitlyn Gulsvig
Rebecca Cox

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of May 11, 2022 Regular Meeting Minutes including Study Session.

Vice Chair Young moved to approve the May 11, 2022 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried with a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena with Commissioner Kaminski abstaining.

CONSENT AGENDA

2. [4-ZN-2021 \(Alameda 5 Acres\)](#)

Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-43 PRD ESL) zoning and approval of a Development Plan with Amended Development Standards for lot area, lot width, and setbacks for a 4-lot subdivision on a +/- 5.6 acre site located at the southwest corner of E. Alameda Road and N. 132nd Street alignment. Staff contact person is Katie Posler, 480-312-2703.

Applicant contact person is Keith Nichter, (602) 313-7206.

Item No. 2; Vice Chair Young moved to make a recommendation to City Council for approval of case 4-ZN-2021 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.

3. [31-UP-1982#2 \(Truckmax: Sales Parking Expansion Project\)](#)

Request for an amendment to an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of +/- one acre, for a site with Highway Commercial (C-3) zoning, located at 911 and 925 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is Rick Mckee, 602-796-7700.

Item No. 3; Commissioner Ertel moved to make a recommendation to City Council for approval of case 31-UP-1982#2 per the staff recommended stipulations and based upon the finding that the Conditional Use Permit criteria have been met with the amended stipulations proposed by Commissioner Kaminski and with the additional amendment to prohibit an outdoor public address system including

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music. Seconded by Vice Chair Young, the motion carried with a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena with Commissioner Gonzales dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:55 p.m