



## **Village Planning Committee Meeting Summary**

### **PHO-1-20— Z-63-86-7**

**Date of VPC Meeting** November 17, 2020

**Planning Hearing Officer** November 18, 2020  
**Hearing Date**

**Request**

- 1) Modification of Stipulation 3 regarding outside storage and open structures
- 2) Delete Stipulation 2 regarding conditional approval
- 3) Deletion of Stipulation 4 regarding screening of outdoor storage and fences along 27th Avenue

**Location** Approximately 325 feet north of the northwest corner of 27th Avenue and Buckeye Road

**VPC Recommendation** Approve as requested by the applicant.

**VPC Vote** 7-0

#### **VPC DISCUSSION & RECOMMENDATION:**

**Mr. Bojorquez**, staff, provided a background presentation on the site, the existing entitlements, and the request to modify stipulations. The applicant proposes propone retail sales, storage and distribution on a site formerly a sandblasting and paint operation.

**Mr. Jeff Muckerman**, representative, introduced himself and provided a presentation. He discussed the location of the site, use of the site as propone retail sales, a less intense use than the sandblasting and painting operation. He stated that the property would adhere with the Estrella Village Arterial Street Landscaping Program and described the screen wall addition proposed on the site, noting that the existing driveways would be kept.

**Mr. Dan Rush** asked if any conversations or input had been received from Maricopa County on the request.

**Mr. Muckerman** responded that no correspondence had been received from Maricopa County, as no county properties were in the area of notification required through this process.

**Chairwoman Perez** opened and closed the public portion of the meeting given no requests to speak from the public. She asked for further discussion or a motion.

**MOTION:**

**Mr. Rush** motioned to approve as requested by the applicant. **Mr. Barquin** seconded the motion to approve.

**DISCUSSION:**

None.

**VOTE:**

**7-0**, motion passed; None in dissent.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

The applicant noted in their presentation that the site would adhere to the Estrella Village Arterial Street Landscaping Program, however no stipulation modifications were proposed or recommended by the committee to require this.