



APPROVED ON 1/12/2022

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

WEDNESDAY, DECEMBER 15, 2021

***SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barry Graham, Commissioner

ABSENT: William Scarbrough, Commissioner

STAFF: Tim Curtis
Eric Anderson
Katie Posler
Brad Carr
Greg Bloemberg
Adam Yaron
Bronte Ibsen
Lorraine Castro
Nicole Garcia
Mercedes McPherson
Ryan Garofalo

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 or absent 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 November 17, 2021 [Regular Meeting Minutes](#)

Vice Chair Young moved to approve the November 17, 2021 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of six (6) to zero (0) with Commissioner Scarbrough being absent.

The motion carried with a vote of six (6) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham with Commissioner Scarbrough being absent from hearing.

CONSENT AGENDA

2. Approval of the [Planning Commission 2022 Calendar](#).

3. [14-UP-2021 \(Churchill's Fine Cigars\)](#)

Request by owner for a Conditional Use Permit for a bar use within an approximately +/- 2,000 sq. ft. retail store (Churchill's Fine Cigars) at Crossroads East with Planned Regional Center, Planned Community District, Planned Shared Development Overlay (PRC PCD PSD) zoning located at 18529 North Scottsdale Road Suite 127A. Staff contact person is Katie Posler, 480-312-2703.

Applicant contact person is Bart Gerber, (602) 369-4256.

4. [3-AB-2021 \(Abandonment of GLO and ROW\)](#)

Request by owner to abandon the GLO roadway easement and Right of Way along the east property line (N. 106th Street alignment) and portions of the GLO roadway easement along the south property line (E. Paradise Drive alignment) for a parcel located at 10595 E. Cactus Road with Single-family Residential zoning (R1-43). Staff contact person is Katie Posler, 480-312-2703.

Applicant contact person is Scott Lewandowski, (480) 440-1010.

Items No. 2, 3&4; Motion to approve the Planning Commission Calendar for 2022 and recommended City Council approve cases 14-UP-2021 and 3-AB-2021 by a vote of 6-0 per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and after determining that the Abandonment is consistent and conforms with the adopted General Plan. Motion by Commissioner Serena, 2nd by Commissioner Graham.

The motion carried with a vote of six (6) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham, with Commissioner Scarbrough being absent from hearing.

* 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"

REGULAR AGENDA

5. [8-UP-2012#3 \(MedMen Enterprises - Scottsdale\)](#)

Request by owner for renewal of a Conditional Use Permit (8-UP-2012#2) for an existing marijuana dispensary, including amendments to the stipulations to extend the hours of operation, eliminate the 5-year timing stipulation, and change the floor plan on a +/- 0.24-acre property with Commercial Office, Planned Community District (C-O P-C) zoning, located at 8729 E. Manzanita Drive.

Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is Carolyn Oberholtzer, 602-888-7860.

Item No. 5; Recommended City Council approve case 8-UP-2012#3 by a vote of 5-1 per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Serena, 2nd by Commissioner Ertel.

The motion carried with a vote of five (5) to one (1); by Chair Higgs, Vice Chair Young, Commissioner Ertel, Commissioner Serena, Commissioner Graham, with Commissioner Scarbrough being absent from hearing and Commissioner Gonzales dissenting.

NON-ACTION ITEM

6. [Old Town Character Area Plan and Zoning Ordinance Update \(5-GP-2021, 1-TA-2021, 1-II-2010#3\)](#)

Request: Presentation and discussion regarding public outreach efforts associated with the Old Town Scottsdale Character Area Plan and downtown zoning ordinance update process.

Staff Contact(s): Adam Yaron, Principal Planner 480-312-2761 and Brad Carr, Planning and Development Area Manager 480-312-7713

Request to speak cards: Bob Pejman on Item No. 6 and French Thompson Item No. 6.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:41 p.m.