



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

WEDNESDAY, MAY 14, 2025

SUMMARIZED MEETING MINUTES

PRESENT: William Scarbrough, Chair
Joe Young, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Renee Higgs, Commissioner
Barney Gonzales, Commissioner
Diana Kaminski, Commissioner

ABSENT: None

STAFF: Tim Curtis
Shane Morrison
Becca Cox
Jason McWilliams
Caitlin Clark
Keith Niederer
Jeff Barnes
Brad Carr

CALL TO ORDER

Chair Scarbrough 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.

MINUTES REVIEW AND APPROVAL

1. Approval of the April 9, 2025 [Regular Meeting Minutes](#).

Vice Chair Young made a motion to approve the April 9, 2025 Regular Meeting Minutes. Second by Commissioner Higgs, the motion passed unanimously by a vote of seven (7) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.

2.

CONSENT AGENDA

2. [8-UP-2014#3 \(Verizon PHO Dynamic\)](#)

Request by owner for approval of a Conditional Use Permit for an existing Type 4, Alternative Concealment, Wireless Communication Facility (WCF) located on an existing 55-foot-tall artificial palm tree, with associated ground-mounted equipment located at 1525 N. Hayden Road with Industrial Park (I-1) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Steve Ciolek, (480) 246-4131.**

3. [10-UP-2014#3 \(Verizon PHO MacJack\)](#)

Request by owner for approval of a Conditional Use Permit for an existing Type 4 alternative concealment Wireless Communication Facility (WCF) co-located on an existing 65-foot-tall artificial palm tree, with associated ground-mounted equipment, located at 4251 N. Hayden Road with Open Space (O-S) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Steve Ciolek, (480) 246-4131.**

Items No. 2 & 3; Commissioner Higgs motion for recommendation of approval to City Council for cases 8-UP-2014#3 and 10-UP-2014#3 per the staff recommended stipulations after finding that the Conditional Use Permit criteria have been met and the proposed Conditional Use Permits are consistent and conform with the adopted General Plan. Second by Commissioner Joyner the motion passed unanimously by a vote of seven (7) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.

REGULAR AGENDA

4. [2-ZN-2024 \(Artessa\)](#)

Request by owners for a Zoning District Map Amendment from Planned Community Center, Environmentally Sensitive Lands, Hillside District (PCC ESL (HD)) zoning to Planned Community Center, Environmentally Sensitive Lands, Planned Shared Development Overlay (PCC PSD ESL) zoning on a +/- 22.26-gross-acre site, including approval of an updated Development Plan for the development of 67 residential dwelling units on a previously undeveloped +/- 8.59 acre portion of the +/- 22.26-gross-acre site, located at the southwest corner of N. Alma School Parkway and E. Dynamite Boulevard. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Ben Landhauser, 612-875-2443.**

Item No. 4; Commissioner Ertel made a motion for recommendation of approval to

* 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"

City Council for case 2-ZN-2024 per the staff recommended stipulations after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Gonzales the motion failed by a vote of three (3) to four (4) by Chair Scarbrough, Commissioner Gonzales and Commissioner Ertel with Vice Chair Young, Commissioner Kaminski, Commissioner Joyner and Commissioner Higgs dissenting.

Commissioner Higgs made an alternate motion for recommendation of approval to City Council for case 2-ZN-2024 per the staff recommended stipulations, as *amended based on the applicant's changes*, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.

5. [596-PA-2024-2 \(Adaptive Reuse Text Amendment Initiation\)](#)

Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article III., Section 3.100. (Definitions), Article VII. Sections 7.1300. through 7.1304. (Multifamily Conversion developments.), and any associated sections for the purpose of addressing recent State of Arizona legislation of HB2110 intended to allow for the adaptive reuse or redevelopment of existing commercial, office, or mixed-use parcels for multifamily residential use. Staff contact person is Brad Carr, AICP, LEED-AP, 480-312-7713.

Item No. 5; Commissioner Gonzales made a motion to initiate project 596-PA-2024#2 for the Text Amendment. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0) by Chair Scarbrough, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner, and Commissioner Higgs.

NON-ACTION ITEMS

6. [Status Update: Noise Regulations](#)

Presentation and possible discussion regarding the status of amending noise regulations. Staff contact person is Tim Curtis, 480-312-4210.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:51 p.m.