

**MINUTES  
CITY OF GLENDALE PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
5850 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA 85301**

**THURSDAY, MARCH 5, 2020  
6:00 PM**

**CALL TO ORDER**

Chairperson Hirsch called the meeting to order at approximately 6:01 PM.

**ROLL CALL**

**Commissioners Present:** Commissioners Crow, Harper, Nowakowski, Nyberg, Wilfong, and Vice Chairperson Lenox and Chairperson Hirsch were present.

**City Staff Present:** George Gehlert, Senior Planning Project Manager, Jim Gruber, Chief Deputy City Attorney, Lisa Collins, Interim Development Services Director, and Diana Figueroa, Recording Secretary.

**CITIZEN COMMENTS**

Chairperson Hirsch called for citizen comments.

Mr. David Mednansky, resident of the Barrel District, stated he was concerned about the Glen Lakes Golf Course. He said changes can impact the community. The General Plan was sent to voters and they approved it as written. He understands the time span between the Planning Commission hearing and the City Council hearing. By creating a large time span in between meetings the people of Glendale have the opportunity to ask questions and express their concerns.

Ms. Jane Bachmann, resident of the Barrel District, said the City is requesting to change the General Plan so that they can move the Glen Lakes item through quickly. This is a disservice to the citizens of Glendale.

Ms. Stella Greazzo, resident of the Barrel District, thanked the Commission for their concern regarding how the city posts items of public hearing and interests. She said people are not aware of where items of concern are posted and not all are savvy using a computer. She said they care about Glen Lakes. Ms. Greazzo said this area of Glendale now looks like slums. She thanked the Commission for their comments at their Planning Commission Workshop of March 5, 2020.

**APPROVAL OF MINUTES**

Chairperson Hirsch asked for a motion on the minutes of the Planning Commission workshop of January 16, 2020.

Commissioner Crow made a motion to approve the Planning Commission workshop minutes of January 16, 2020. Commissioner Harper seconded the motion.

Commissioner Nyberg stated he was absent at the January 16, 2020 meeting.

**Commissioner Crow made a revised motion to approve the revised minutes of the January 16, 2020 Planning Commission Workshop. Commissioner Harper seconded the motion. The motion was approved with a vote of 7 to 0.**

WITHDRAWALS AND CONTINUANCES

Chairperson Hirsch asked for Withdrawals and Continuances.

Ms. Lisa Collins, Interim Development Services Director, stated Rezoning Application ZON17-15 is being continued to the April 2, 2020 Planning Commission public hearing.

**COTTON PROPERTIES REZONING APPLICATION ZON17-15:** A request by Mahdi Sadek, Epsilon Engineering, representing property owner Cotton Bethany LLC / 303 Cotton LLC, for the rezoning of approximately 161 acres from A-1 (Agricultural) to PAD (Planned Area Development) to allow land uses such as retail commercial, support commercial/offices, and industrial as the most viable use. The site is located on the west side of the Loop 303 Freeway, between Glendale Avenue and Bethany Home Road in the Yucca District. Staff Contact: Lisa Collins, Interim Development Services Department Director (623) 930-2800.

PUBLIC HEARING ITEM

Chairperson Hirsch called for the public hearing item.

**STONEHAVEN PRELIMINARY PLAT PP19-03:** A request by David George, HilgartWilson, representing Stonehaven Residential, for approval of a preliminary subdivision plat application for a 112-lot subdivision on 21.85 acres, which is also a portion of the Stonehaven Planned Area Development. The site is located at the southeast corner of 91<sup>st</sup> Avenue and Montebello Avenue; and is in the Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager (623) 930-2597.

Mr. George Gehlert, Senior Planning Project Manager, presented this item.

Commissioner Nowakowski asked who the builder is and asked if this is a request for smaller lot sizes or smaller house sizes.

Mr. Gehlert said the homebuilder is unknown at this time. He said the lot sizes are remaining as proposed and no information has been received regarding the house product.

The applicant was not in attendance.

Chairperson Hirsch opened the public hearing.

Ms. Sharon Davis, resides across 91<sup>st</sup> Avenue, was told they would be receiving modern size lots. The lots being proposed are small lots. She said the City of Glendale has not placed any value on

this land, which is the last crown jewel in the city. She said this is very disappointing. Her home value will decrease when these tiny lots are developed.

Mr. Charles Schwerd, Yucca District, said he is not happy with the development. He was concerned about the applicant wishing to revise items that have already been approved.

Mr. Robert Riester, resides approximately 125 feet away from the development and is opposed to any changes. His lot is approximately 43,000 square feet and the lot sizes of this development are 4,500 square feet. He said something better than these parcels with small backyards should be created. He said 91<sup>st</sup> Avenue is a parking lot after events, which he doesn't mind. However, he felt more and more people are going to be packed into this area on small lots. He said traffic will increase. He said work has already begun on the site and now he questions why they are wishing to make changes.

Ms. Stella Greazzo, Morten Avenue, said she is unhappy with the notification process. She felt the project manager should know who the builder is for the site. She said the subdivision was approved and now you are trying to approve more homes in a subdivision. All these issues are concerns of the neighbors.

Commissioner Nowakowski asked for clarification of the request. Mr. Gehlert said no homes are being added. This is a preliminary plat and the density was established three years ago under the approved Planned Area Development.

Ms. Collins explained this is an engineering document that establishes the criteria which was approved in the zoning case. She said there is no opportunity to adjust the density as in a rezoning application.

Mr. Jim Gruber agreed with Ms. Collins.

Ms. Sharon Davis stated the public notification postcard indicated 98 lots are being proposed, yet the presentation said there are 112.

Ms. Collins apologized and stated there was a typographical error on the postcards.

With no further comments, Chairperson Hirsch closed the public hearing.

**Vice Chairperson Lenox made a motion to continue this item to the April 2, 2020 Planning Commission public hearing. Commissioner Nyberg seconded the motion.**

Commissioner Nyberg said he was disappointed that the applicant was not present.

Commissioner Nowakowski thanked the citizens in attendance.

Commissioner Harper agreed to continue this matter to allow the Commission to receive clarification.

Chairperson Hirsch agreed to continue and called for the roll call on the motion.

**The motion was approved unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, said this item is continued to the April 2, 2020 Planning Commission Public Hearing.

#### PLANNING STAFF REPORT

Chairperson Hirsch asked if there was a Planning Staff Report.

Ms. Collins apologized for the tardiness of the packet and the error on the notification postcard.

#### COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Hirsch called for comments and suggestions.

Commissioner Nyberg said he is a paid subscriber to *The Glendale Star*. He said he was told the newspaper is no longer mailed, but free copies are available for pick up. He believes this does not meet the statutory requirements for public notice. Also, there was a cell tower issue located in the north part of Glendale and he would like information on this issue at the next Workshop.

Chairperson Hirsch thanked staff for the information provided by the Transportation Department at a recent workshop. This was very informative and helps to better inform the Commissioners.

#### NEXT MEETING

The next Planning Commission Public Hearing is scheduled for Wednesday, March 18 at 5:00pm.

#### ADJOURNMENT

With no further business, Chairperson Hirsch called for a motion to adjourn.

**Commissioner Crow made a motion to adjourn. Commissioner Nyberg seconded the motion, which was approved unanimously.**

The meeting adjourned at 6:45pm.