MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY HALL
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, APRIL 2, 2020
6:00 PM

All Commissioners, Staff, and Applicants participated telephonically.

CALL TO ORDER
Chairperson Hirsch called the meeting to order at approximately 6:15 PM.

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

Commissioner Absent: Commissioner Wilfong was absent and excused.

City Staff Present: Thomas Ritz, AICP, Senior Planning Project Manager, George Gehlert, Senior Planning Project Manager, Edward Vigil, Planner, 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.

An email from Ms. Kelly Carbello was read into the record.

APPROVAL OF MINUTES
Chairperson Hirsch stated there were no minutes for approval.

WITHDRAWALS AND CONTINUANCES
Chairperson Hirsch called for Withdrawals and Continuances.

Ms. Lisa Collins stated there were two items requiring a continuance.

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.
CONTINUED TO THE PLANNING COMMISSION MEETING OF MAY 7, 2020.

G83 PLAZA REZONING APPLICATION ZON19-05: A request by Jon Froke on behalf of Jon M. Froke Urban Planning, LLC, representing Rightstart Subsidiary, LLC, to rezone eight acres from NSC (Neighborhood Shopping Center) to PAD (Planned Area Development). The site is located at the southeast corner of Glendale Avenue and 83rd Avenue (8283 West Glendale Avenue) and is in the Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager (623) 930-2597.
CONTINUED TO THE PLANNING COMMISSION MEETING OF MAY 7, 2020.

PUBLIC HEARING ITEMS
Chairperson Hirsch called for the public hearing item.

A NEW DAY THRIFT STORE CONDITIONAL USE PERMIT APPLICATION CUP19-12: A request by Jessica Flores on behalf of Family Care Connections, representing Family Care Connections, for a Conditional Use Permit, to allow a thrift store in the C-2 (General Commercial) zoning district. The site is located north of the northwest corner of 43rd Avenue and Olive Avenue (9250 North 43rd Avenue) and is in the Cactus District. Staff Contact: Thomas Ritz, AICP, Senior Planning Project Manager 623-930-2588.

Mr. Thomas Ritz, AICP, Senior Planning Project Manager, made staff's presentation.

Commissioner Nyberg asked how the 12 hour pick up will be monitored. Mr. Ritz said this will be on a complaint basis.

Chairperson Hirsch called for the applicant's presentation.

Ms. Kaitlin Christopher, Family Care Connections, introduced her team of Heather Paige and Jessica Flores, and she provided information to the Planning Commission.

Chairperson Hirsch called for questions from the Commission. There were none.

Chairperson Hirsch opened the public hearing.

With no comments, the public hearing was closed.

Chairperson Hirsch called for a motion.

Commissioner Harper made a motion to approve CUP19-12 subject to the three staff stipulations. Vice Chairperson Lenox seconded the motion, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action for case CUP19-12. He said for anyone wishing to appeal the Planning Commission's decision, an appeal must be filed in writing within 15 days.

WEST GLENDALE BAPTIST CHURCH CONDITIONAL USE PERMIT APPLICATION CUP19-13: A request by Gary Cassel, Clearblue Services/Vertical Bridge, representing T-Mobile, for a Conditional Use Permit to allow a co-locatable wireless communication facility that will include a 70-ft disguise mono-elm tree monopole and a 20' x 30' compound with an 8' tall wall in the R-4 (Multiple Residence) Zoning District. The site is located at the southeast corner of 67th Avenue and Maryland Avenue (6635 West Maryland Avenue) and is in the Ocotillo District. Staff contact: Edward Vigil, Planner.

Mr. Edward Vigil, Planner, made staff's presentation.

Chairperson Hirsch called for the applicant's presentation.

Mr. Gary Cassel, Clearblue Services/Vertical Bridge, stated he was available for questions.

Chairperson Hirsch called for questions from the Commission.

Commissioner Hirsch asked if this would be a single locate or collocate. Mr. Cassel said it would be a collocate, thus the request for the 70-foot height.

Chairperson Hirsch opened the public hearing.

With no comments, the public hearing was closed.

Chairperson Hirsch called for a motion.

Commissioner Harper made a motion to approve CUP19-13 subject to the three staff stipulations. Commissioner Crow seconded the motion, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action for case CUP19-13. He said for anyone wishing to appeal the Planning Commission's decision, an appeal must be filed in writing within 15 days.

DUTCH BROS COFFEE CONDITIONAL USE PERMIT APPLICATION CUP20-02: A request by Bill Cantieri, representing Piazza RCC, LLC, for a Conditional Use Permit to allow a coffee restaurant with a dual lane drive thru in an existing parking lot of 0.8 acres in the C-2 (General Commercial) zoning district. The site is located at the northeast corner of Bell Road and 59th Avenue and is in the Sahuaro District. Staff Contact: George Gehlert, Senior Planning Project Manager (623) 930-2597.

Mr. George Gehlert, Senior Planning Project Manager, made staff's presentation.

Chairperson Hirsch called for questions from the Commission.

Commissioner Nowakowski had concerns regarding traffic circulation. Mr. Gehlert said no comments or concerns have been received by staff. In addition, the Transportation Department has no concerns as well.

Commissioner Crow said he was also concerned about overflow parking. Ms. Collins suggested the applicant might provide more information.

Chairperson Hirsch called for the applicant's presentation.

Mr. Bill Cantieri, Piazza Restaurant Development, addressed the Commissioners questions.

Chairperson Hirsch opened the public hearing.

With no comments, the public hearing was closed.

Chairperson Hirsch called for a motion.

Commissioner Harper made a motion to approve CUP20-02 subject to the three staff stipulations. Vice Chairperson Lenox seconded the motion, which was approved with a vote of 5 to 1 (Nowakowski).

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action for case CUP20-02. He said for anyone wishing to appeal the Planning Commission's decision, an appeal must be filed in writing within 15 days.

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 91st 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, made staff's presentation.

Chairperson Hirsch called for questions from the Commission.

Commissioner Nowakowski had questions regarding the preliminary plat approval process. Ms. Collins explained.

Chairperson Hirsch called for the applicant's presentation.

Ms. Susan Demmitt, Gammage and Burnham, on behalf of the applicant Mr. David George, HilgartWilson, Mr. Chase McQueen, Pulte Group, and Mr. Mike Hifler, Pulte Group, provided a presentation.

Commissioner Nowakowski asked for information regarding the open space. Mr. David George, HilgartWilson, said is it passive and has no active components.

Ms. Lisa Collins stated all components in the preliminary plat were established in the zoning case, which was approved a couple of years ago.

Ms. Collins offered to discuss the preliminary plat process at a future Commission workshop.

Chairperson Hirsch opened the public hearing.

A voice message was received from Ms. Sharon Davis.

A voice message was received from Mr. Robert Reister.

With no further comment, the public hearing was closed.

Chairperson Hirsch called for a motion.

Vice Chairperson made a motion to approve PP19-03 subject to one stipulation listed in the staff report.

The motion failed due to the lack of a second.

Commissioner Nowakowski made a motion to table this item to a future public hearing determined by staff. Commissioner Nyberg seconded the motion. The motion was approved with a vote of 5 to 1 (Chairperson Hirsch).

Chairperson Hirsch explained his vote stating the preliminary plat is more of an administerial process.

Mr. Jim Gruber, Chief Deputy City Attorney, said this item is continued to a date determined by staff.

Ms. Lisa Collins, Interim Development Services Director, stated this case will be continued to the May 7, 2020 Planning Commission public hearing.

BETHANY 303 PAD REZONING APPLICATION ZON20-02:

A request by Michael Buschbacher, on behalf of Hunter Engineering, representing Luke 76 LLC, for approval of a zoning change from RU-42 (Rural-43 / One dwelling unit per acre) to PAD

(Planned Area Development). The site is currently subject to annexation from Maricopa County. Approval of the proposal would enable development of approximately 1.25 million square feet of industrial floor space. The site is located at the northeast corner of Sarival Avenue and the West Claremont Street alignment; just west of the existing Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager. Staff contact: (623) 930-2597.

Mr. George Gehlert, Senior Planning Project Manager, made staff's presentation.

Chairperson Hirsch called for the applicant's presentation.

Mr. Michael S. Buschbacher II, Hunter Engineering, made a brief presentation.

Chairperson Hirsch opened the public hearing.

With no one wishing to speak, Chairperson Hirsch closed the public hearing.

Chairperson Hirsch called for a motion.

Commissioner Crow made a motion recommend approval on ZON20-02 subject to the stipulations listed in the staff report. Vice Chairperson Lenox seconded the motion, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, said this is not final action and the recommendation for approval will be forwarded to the City Council for final action.

GENERAL PLAN TEXT AMENDMENT GPA20-03:
This is a request by the City of Glendale to amend the General Plan to permit the City of Glendale to consider Major General Plan Amendments at any time as published by a schedule for consideration of these Major General Plan Amendments in the first quarter of each year. Staff Contact: Lisa Collins, Interim Development Services Director (623) 930-2800.

Lisa Collins, Interim Development Services Director, made staff's presentation.

Chairperson Hirsch called for questions from the Commission.

Commissioner Nyberg said this request significantly alters the voter approved General Plan and he felt this is a major change to the document. He asked if the amendment process had ever been a hinderance up to this point. He feels this is a major change to the process. He questioned the ability to post a schedule for this year as the proposed publish date has expired.

Ms. Collins answered questions received from the Commissioner.

Vice Chairperson Lenox stated it appears there is an item being fast tracked. He suggested postponing this item.

Chairperson Hirsch opened the public hearing.

One voice message from Mr. Ron Short was played for the record.
One email from Mr. Warren Wilfong was read into the record.
One email from Ms. Jane Bachmann was read into the record.
One email from Ms. Kelly Carbello was read into the record.

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

Chairperson Hirsch called for a motion.

Commissioner Nyberg made a motion to continue this item to the June 4, 2020 Planning Commission public hearing. Commissioner Harper seconded the motion, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, said this item is continued to the June 4, 2020 Planning Commission Public Hearing.

OTHER BUSINESS
Chairperson Hirsch called for Other Business. There was none.

PLANNING STAFF REPORT
Chairperson Hirsch asked if there was a Planning Staff Report. There was no Report.

COMMISSION COMMENTS AND SUGGESTIONS
Chairperson Hirsch called for comments and suggestions.

Chairperson Hirsch thanked all who participated in this meeting. He reminded those with pets to ensure they have shade and fresh water.

NEXT MEETING
The next Planning Commission Public Hearing is scheduled for Thursday, May 7, 2020 at 6:00pm.

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

Vice Chairperson Lenox made a motion to adjourn. Commissioner Crow seconded the motion, which was approved unanimously.

The meeting adjourned at 8:36pm.