

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

**THURSDAY, MAY 7, 2020
6:00 PM**

CALL TO ORDER

Chairperson Hirsch called the meeting to order at approximately 6:00 PM.

ROLL CALL

Commissioners Present: Commissioners Crow, Harper, Nowakowski, Nyberg, Wilfong, 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. There were none.

APPROVAL OF MINUTES

Chairperson Hirsch called for approval of the minutes.

Planning Commission Minutes of the Regular Meeting of February 6, 2020.

Commissioner Harper made a motion to approve the February 6, 2020 meeting minutes as written. Commissioner Crow seconded the motion, which was approved unanimously.

Planning Commission Minutes of the Workshop of March 5, 2020.

Commissioner Wilfong made a motion to approve the March 5, 2020 Workshop minutes as written. Vice Chairperson Lenox seconded the motion, which was approved unanimously.

Planning Commission Minutes of the Regular Meeting of March 5, 2020.

Commissioner Nyberg made a motion to approve the March 5, 2020 meeting minutes as written. Commissioner Crow seconded the motion, which was approved unanimously.

Planning Commission Minutes of the Regular Meeting of March 18, 2020.

Commissioner Harper made a motion to approve the March 18, 2020 meeting minutes as written. Commissioner Crow seconded the motion, which was approved unanimously.

Planning Commission Minutes of the Regular Meeting of April 2, 2020.

Commissioner Wilfong made a motion to approve the April 2, 2020 meeting minutes as written. Commissioner Harper seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Hirsch called for Withdrawals and Continuances.

Ms. Lisa Collins stated there were four items requiring a continuance to the June 4, 2020 Planning Commission Public Hearing.

NORTHERN CROSSING PAD REZONING APPLICATION ZON20-01: A request by Bill Cantieri on behalf of Piazza Restaurant Development, representing owner Westar Development LLC; for a zone change request from RU-43 (Rural/Residential) to PAD (Planned Area Development) in order to enable the development of a commercial and lodging facility on approximately 3.55 acres. The site is located along the south side of Northern Avenue, just east of the Loop 101; and is in the Yucca District (pending annexation). Staff Contact: George Gehlert, Senior Planning Project Manager (623) 930-2597.

NEW RIVER ROAD TRUCK PARKING REZONING APPLICATION ZON20-10: A request by Michael Bushbacher, Hunter Engineering, Inc., representing Parminder Singh and Alex Reich, to rezone approximately 9.49 acres from A-1 (Agricultural) to M-1 (Light Industrial). The proposed rezoning will allow for truck parking and light industrial land uses. The site is located at the 7405 North New River Road, Glendale, Arizona and is in the Yucca District. Staff Contact: Edward Vigil, Planner, evigil@glendaleaz.com (623) 930-3071.

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.

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 ITEMS

Chairperson Hirsch called for the public hearing item.

STONEHAVEN PRELIMINARY PLAT PP19-03: A request by David George, Hilgart Wilson, 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 the applicant's presentation.

Ms. Susan Demmitt, Gammage and Burnham, made the applicant's presentation.

Chairperson Hirsch called for questions from Commissioners Crow, Harper, and Nowakowski.

Questions were answered by staff and the applicant.

Chairperson Hirsch opened the public hearing.

An email from Mr. Jonathan Starke was read into the record.

With no additional comments, the public hearing was closed.

Chairperson Hirsch called for a motion.

Vice Chairperson Lenox made a motion to approve PP19-03 subject to one staff stipulation noted in the staff report. Commissioner Harper seconded the motion, which was approved with a vote of 5 to 2 (Nowakowski, Wilfong).

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action for case PP19-03. He said for anyone wishing to appeal the Planning Commission's decision, an appeal must be filed in writing within 15 days.

GREULICHS AUTOMOTIVE CONDITIONAL USE PERMIT APPLICATION CUP20-03: A request by Benjamin Graff, Quarles & Brady, representing Stormy Holdings 13 LLC, for Conditional Use Permit approval to allow an automotive repair and service facility in the PAD (Planned Area Development) zoning district of Lot 4 of the 51 Campana PAD. The site is located west of the northwest corner of 51st Avenue and Bell Road 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 the applicant's presentation.

Mr. Benjamin Graff, Quarles & Brady, made the applicant's presentation.

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

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

Chairperson Hirsch called for a motion.

Commissioner Crow made a motion to approve CUP20-03 subject to three staff stipulations noted in the staff report. Commissioner Harper seconded the motion, which was approved with a vote of 7 to 0.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action for case CUP20-03. He said for anyone wishing to appeal the Planning Commission's decision, an appeal must be filed in writing within 15 days.

NORTHERN/107 PAD GENERAL PLAN AMENDMENT GPA19-08 AND REZONING APPLICATION ZON19-18:

A request by Ron Harris on behalf of Norris Design LLC for a Minor General Plan Amendment from MDR 3.5 – 5.0 (Medium Density Residential) to HDR 20 (High Density Residential) and GC (General Commercial); and a Zone Change request from CS (Planned Shopping Center) to PAD (Planned Area Development) in order to enable the development of a mixed use facility to be known as "Northern/107 Planned Area Development." The site is approximately 10 acres in size and is located at the southwest intersection of 107th Avenue and Northern Avenue. The site is in the Yucca District (pending annexation). 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 the applicant's presentation.

Mr. Ron Harris, Norris Design, made the applicant's presentation.

Chairperson Hirsch called for questions from the Commission.

Questions were addressed by the applicant.

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

Chairperson Hirsch called for a motion.

Vice Chairperson Lenox made a motion to recommend approval of GPA19-08. Commissioner Nyberg seconded the motion, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case GPA19-08. A recommendation for approval will be forwarded to the City Council for a final decision.

Commissioner Nowakowski made a motion to recommend approval of ZON19-18, subject to six staff stipulations with a revision to stipulation #3 to read “A minimum of 6-foot wide sidewalk will be required along the property frontage” and stipulation #6 to read “A total of 74 residential units is allowed”. Commissioner Nyberg seconded the motion, which was approved with a vote of 7 to 0.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case ZON19-18. A recommendation for approval with revised stipulations will be forwarded to the City Council for a final decision.

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. 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, June 4, 2020 at 6:00pm.

ADJOURNMENT

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

Commissioner Harper made a motion to adjourn. Commissioner Wilfong seconded the motion, which was approved unanimously.

The meeting adjourned at 7:17 PM.