

**PLANNING COMMISSION MINUTES  
GLENDALE CIVIC CENTER  
5750 W. GLENN DRIVE  
GLENDALE, ARIZONA 85301  
JUNE 4, 2020  
6:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

**Commissioners Present:** Commissioners Crow, Harper (departed at approximately 9:20pm), Nowakowski, Nyberg, Wilfong, Vice Chairperson Lenox, and Chairperson Hirsch were present.

**City Staff Present:** Edward Vigil, Planner, 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 THE MINUTES**

Chairperson Hirsch called for approval of the Planning Commission Minutes of the Regular Meeting of May 7, 2020.

**Commissioner Harper made a motion to approve the May 7, 2020 Regular Meeting minutes as written. Commissioner Nyberg seconded the motion, which was approved unanimously.**

**WITHDRAWALS AND CONTINUANCES**

Chairperson Hirsch stated there were no items being withdrawn or continued.

**PUBLIC HEARING ITEMS**

Chairperson Hirsch called for the public hearing items.

**G83 PLAZA GENERAL PLAN AMENDMENT GPA19-10 AND REZONING APPLICATION ZON19-05:**

A request by Jon Froke on behalf of Jon M. Froke Urban Planning, LLC, representing Rightstart Subsidiary, LLC, to rezone 8 acres from NSC (Neighborhood Shopping Center) to PAD (Planned Area Development) and for a General Plan Amendment from PC (Planned Commercial) to CCC (Corporate Commercial Center). The site is located at the southeast corner of Glendale Avenue and 83<sup>rd</sup> Avenue (8283 West Glendale 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.

Mr. Jon Froke, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

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

Chairperson Hirsch called for a motion.

**Commissioner Nyberg made a motion to recommend approval of GPA19-10. Vice Chairperson Lenox seconded the motion, which was approved with a vote of 6 to 1 (Nowakowski).**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

Chairperson Hirsch called for a motion.

**Commissioner Harper made a motion to recommend approval of ZON19-05 subject to eight stipulations listed in the staff report . Vice Chairperson Lenox seconded the motion, which was approved with a vote of 6 to 1 (Nowakowski).**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**GLENDALE/91 PAD GENERAL PLAN AMENDMENT GPA20-01 AND REZONING APPLICATION ZON20-03:**

A request by Shaine Alleman, on behalf of Tiffany and Bosco, PA, representing Glen91/Michael Merriman, for a minor amendment to the Glendale General Plan from PC (Planned Commercial) to CCC (Corporate Commerce Center); and a zone change from C-2 (General Commercial) to PAD (Planned Area Development). The subject property includes 15.26 acres located at the southeast corner of 91<sup>st</sup> Avenue and Glendale Avenue; 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.

Mr. Shaine Allemen, Tiffany & Bosco, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

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

Chairperson Hirsch called for a motion.

**Vice Chairperson Lenox made a motion to recommend approval of GPA20-01. Commissioner Nyberg seconded the motion, which was approved unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

Chairperson Hirsch called for a motion.

**Commissioner Crow made a motion to recommend approval of ZON20-03 subject to nine stipulations listed in the staff report. Commissioner Nyberg seconded the motion, which was approved unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**NEW RIVER ROAD TRUCK PARKING REZONING APPLICATION ZON20-10: A**

request by Michael Buschbacher, 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](mailto:evigil@glendaleaz.com) (623) 930-3071.

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

Chairperson Hirsch called for the applicant's presentation.

Mr. Adam Baugh, WitheyMorris, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

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

Chairperson Hirsch called for a motion.

**Commissioner Wilfong made a motion to recommend approval of ZON20-10 subject to four stipulations listed in the staff report with a revision to stipulation #1 to read "...within 18 months..." and stipulation #3 to read "...within 18 months...". Vice Chairperson Lenox seconded the motion, which was approved unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**WEST 303 LOGISTICS PAD (ZON19-14) / CITY COUNCIL ORDINANCE O20-11:A** request by Michael Buschbacher and Jeffrey Hunter, on behalf of Hunter Engineering, representing West 303 Phase I LLC and West 303 Acquisitions Partners, for a request to amend the stipulations of approval associated with prior zoning case ZON19-14 and related City Council ordinance O20-11; clarifying access requirements for the project site. The subject property includes 74.17 acres located at the Northeast corner of Sarival Avenue and Maryland Avenue; 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.

Mr. Michael Buschbacher, Hunter Engineering, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

Chairperson Hirsch opened the public hearing.

Six speaker cards in opposition were submitted.

With no one else wishing to speak, he closed the public hearing.

Chairperson Hirsch called for a motion.

**Vice Chairperson Lenox made a motion to recommend approval of the ordinance amendment for rezoning case ZON19-14. Commissioner Harper seconded the motion, which was approved unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

The Commission took a brief break from 7:12pm to 7:25pm.

**ALSUP 303 INDUSTRIAL PARK REZONING APPLICATION ZON20-08:** A request by Jeff Hunter/Mike Buschbacher on behalf of Hunter Engineering, Inc. representing property owner Kevin Czerwinski- Alsup Industrial Park, for the rezoning of approximately 73 acres from RU-43 (Rural 43 – One Acre Per Dwelling Unit) to PAD (Planned Area Development) to enable the development of approximately 1.2 million square feet of building space feet of industrial, warehouse, office, and e-commerce uses with retail as an accessory use (not to exceed 10%) to the primary use. The site is located at the northeast corner of north 159<sup>th</sup> Avenue and Camelback Road and is adjacent to the Yucca District (currently 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. Michael Buschbacher, Hunter Engineering, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

Chairperson Hirsch opened the public hearing.

Ms. Veronica Sadler, resident of Waddell, opposed, stated Camelback Road backs up and more roads are needed.

Ms. Glory Williamson, resident of Waddell, opposed, had questions regarding traffic.

In addition, four additional residents of Waddell speaker cards in opposition but wished not to speak.

Chairperson Hirsch closed the public hearing.

Chairperson Hirsch called for a motion.

**Commissioner Nowakowski made a motion to recommend approval of ZON20-08 with four stipulations as listed in the staff report. Commissioner Crow seconded the motion, which was approved unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**PARK 303 REZONING APPLICATION ZON20-09:** A request by Michael S. Buschbacher, on behalf of Hunter Engineering, Inc, representing Kenneth E. Roth, for a request zone change of approximately 340.22 acres from RU-43 (Maricopa) and M-1 (City of Glendale) to PAD (Planned Area Development). The site is located at the northeast corner and southeast corner of Glendale Avenue and State Route Loop 303 and the northeast corner of Bethany Home Road and State Route Loop 303; and is just west of 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.

Mr. Michael Buschbacher, Hunter Engineering, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

Chairperson Hirsch opened the public hearing.

Ms. Angela Warren, resident of Waddell, said she hopes all proposed projects in the area were considered as a whole when being reviewed.

Ms. Janet DeLong, resident of Waddell, spoke in opposition.

Ms. Glory Williamson, resident of Waddell, spoke in opposition.

Eleven additional speaker cards were submitted in opposition from residents of Litchfield Park and Waddell.

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

Chairperson Hirsch called for a motion.

**Vice Chairperson Lenox made a motion to recommend approval of ZON20-09 subject to the seven stipulations listed in the staff report. Commissioner Harper seconded the motion, which was approved with a vote of 6 to 1 (Wilfong).**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**ALLEN RANCHES GENERAL PLAN AMENDMENTS GPA20-04 AND GPA20-05 AND REZONING APPLICATION ZON20-06:** A request by Jason Morris, Withey Morris, PLC, representing Allen Ranches, LLC, for two (2) Minor General Plan Amendments: 1) 117 acres from

LDR (Light Density Residential) 1-2.5 du/ac to LI (Light Industrial); 2) 250 acres from LDR 1-2.5 du/ac to MDR (Medium Density Residential) 2.5-3.5 du/ac and a Rezone from RR-45 to PAD (Planned Area Development) in order to develop a master-planned residential community and a modern industrial and employment center. The site is located at the northeast corner of Camelback Road and Citrus Road and is in the Yucca District. Staff Contact: Edward Vigil, Planner, (623) 930-3071

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

Chairperson Hirsch called for the applicant's presentation.

Mr. Jason Morris, WitheyMorris, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

Chairperson Hirsch opened the public hearing.

Ms. Gerry Green, resident of Litchfield Park, had questions regarding these applications.

Mr. Brian Borges, resident of Waddell, opposed, questioned the notification area.

Ms. Michelle Heinbuck, resident of Waddell, opposed, had traffic concerns.

Ms. Veronica Sadler, resident of Waddell, opposed, stating too many houses are proposed, concerns of light pollution, and the need for more police.

Ms. Janet DeLong, resident of Waddell, opposed, had traffic concerns and was not in favor of small lot sizes.

Mr. Howard Thorpe, resident of Litchfield Park, opposed to small lot subdivision.

Ms. Julie Borges, resident of Waddell, opposed, was not in favor of small lots and would rather see larger lots in this rural area.

Thirty-two additional speaker cards were submitted in opposition from residents of Litchfield Park and Waddell.

Chairperson Hirsch closed the public hearing.

Chairperson Hirsch called for a motion.

**Vice Chairperson Lenox made a motion to recommend approval of GPA20-04. Commissioner Nyberg seconded the motion, which was approved unanimously.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**Commissioner Wilfong made a motion to recommend denial of GPA20-05. Commissioner Nowakowski seconded the motion, which was approved with a vote of 4 to 3 (Crow, Vice Chairperson Lenox, and Chairperson Hirsch).**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**Vice Chairperson Lenox made a motion to recommend approval of ZON20-06 subject to three stipulations listed in the staff report. Commissioner Harper seconded the motion, which was approved with a vote of 5 to 2 (Wilfong, Nowakowski).**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

**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 Director (623) 930-2808.

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

Chairperson Hirsch called for the applicant's presentation.

Mr. William Lally, Tiffany & Bosco, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff and the applicant.

Chairperson Hirsch opened the public hearing.

Mr. Alex Fuller, Loves, Oklahoma City, OK, spoke in support of the application.

Ms. Geraldine Green, Litchfield Park resident, stated the truck stop will impact the surrounding neighborhood.

Ms. Martha Keul, Clearwater Farms, opposed, commented on the information the Planning Commission received versus the information provided at the neighborhood meeting. She had concerns relating to the proposed truck stop. She said it will border her community by only half a block.

Mr. Jamie Byrne, Waddell resident, opposed, questioned why such a large agenda item is placed on the agenda where only one minute to speak is allowed.

Ms. Michelle Heinbuck, Waddell resident, opposed, stated the proposed Love's will have quite an impact to the students in the area.

Mr. DJ Heinbuck, Waddell resident, opposed, stated he had safety concerns as there is a bus stop in the area. He also had concerns regarding the proposed truck stop.

Mr. Jim Michael, Waddell resident, opposed, stated he had concerns regarding the proposed truck stop.

Mr. Russ Thompson, Russell Ranch resident, stated he has been in the trucking industry his entire life. Truck stops are not good neighbors. He is concerned about trucks idling throughout the night. Truck stops bring in crime and there will be prostitution.

Ms. Kathy Britts, Waddell resident, opposed, stated the truck stop will bring in a lot of crime.

Ms. Victoria Sadler, Waddell resident, opposed, felt the Waddell property owners' concerns were not taken into consideration.

Ms. Bridgitte Molyneux, Waddell resident, opposed, stated her home faces Cotton Lane. She said she is concerned with air quality as family members have health conditions. She is concerned about the proposed Love's as well as what is proposed for the commercial portion.

Ms. Tina Thompson, Litchfield Park resident, opposed, stated she is curious about any improvements to take place on Cotton Lane. She is concerned about the trucks idling, jet crashes, trash, and increased traffic.

Mr. Brian Borges, Waddell resident, opposed, stated their concerns are not being taken into consideration since they reside outside of the city limits. He felt the City of Glendale was in support because of the financial gain.

Mr. Bing Davis, Waddell resident, opposed, stated the Citizen Participation Report provided by the applicant was disparaging and misleading. He is concerned about respiratory diseases increasing due to the truck stop and traffic detouring into city streets.

Mr. Israel Hatton, Clearwater Farms resident, opposed, stated he is opposed to the truck stop.

Mr. Mike Kellems, Waddell resident, opposed, concerned about the diesel exhaust and what it will do to people and animals.

Ms. Kelli Fabela, Waddell resident, opposed, she is concerned about the diesel exhaust. She does not want a truck stop near her house.

Ms. Julie Borges, Waddell resident, opposed, stated she does not feel this is an appropriate location for a truck stop. She is concerned for the safety of her children if the truck stop is allowed.

Ms. Nanette Erickson, Waddell resident, opposed, stated truck stops are filthy. There are prostitutes at these truck stops. The residents deserve better.

Mr. Alan Erickson, Waddell resident, opposed, stated he provided written information to the Planning Commission regarding crime statistics. Also, he felt the information regarding traffic was not correct in the applicant's report.

Mr. Kevin Byrne, Waddell resident, opposed, stated the proposed truck stop is less than 400 yards away from residents. He questioned how Love's and the Glendale Police Department would protect the residents of Waddell.

Ms. Mary Andrews, Waddell resident, opposed, stated truck stops little cities for truckers. There is activity which is not suitable for her community.

Ms. Angela Warren, Waddell resident, opposed, stated she is familiar with sex and human trafficking as she is a child - family therapist. She added her husband is a truck driver and has shared many stories regarding the activities which take place at truck stops.

Ms. Krystal Sabnanni, Litchfield Park resident, opposed, stated her home abuts the proposed truck stop and she will no longer feel safe in her home.

Forty-seven additional speaker cards were submitted in opposition from residents of Litchfield Park and Waddell.

Chairperson Hirsch closed the public hearing.

The applicant made his closing statements and addressed questions from the Commission.

Chairperson Hirsch called for a motion.

**Vice Chairperson Lenox made a motion to recommend approval of ZON17-15 subject to four stipulations listed in the staff report. Commissioner Nyberg seconded the motion, which was approved with a vote of 4 to 2 (Nowakowski, Wilfong).**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of approval will be forwarded to City Council for final action.

### **OTHER BUSINESS**

Chairperson Hirsch called for Other Business. There was none.

### **PLANNING STAFF REPORT**

Chairperson Hirsch called for the Planning Staff Report. There was none.

### **COMMISSION COMMENTS AND SUGGESTIONS**

Chairperson Hirsch called for Commission Comments and Suggestions.

Commissioner Nyberg stated he would information regarding the notification process at a future Planning Commission Workshop.

### **NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for Thursday, July 16, 2020 at 6:00 p.m., in the Council Chambers located at 5850 W. Glendale Ave, Glendale, Arizona, 85301.

### **ADJOURNMENT**

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

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

The meeting adjourned at 10:53 PM.