

**PLANNING COMMISSION MINUTES
GLENDALE CIVIC CENTER
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301
JULY 16, 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, Nowakowski, Nyberg, Wilfong, Vice Chairperson Lenox, and Chairperson Hirsch were present.

City Staff Present: Edward Vigil, Planner, George Gehlert, Senior Planning Project Manager, Alex Lerma, 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. There were none.

APPROVAL OF THE MINUTES

Chairperson Hirsch called for approval of the Planning Commission Minutes of the Regular Meeting of June 4, 2020.

Commissioner Nyberg made a motion to approve the June 4, 2020 Regular Meeting minutes as written. Commissioner Crow 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Chairperson Hirsch stated there were no items being withdrawn or continued.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.

B PFITT CONDITIONAL USE PERMIT CUP20-04: A request by Baylee Pfister on behalf of B-Pfitt Training, representing Don Van Horne, to approve a Conditional Use Permit for a health and wellness facility for personal training categories as commercial retail and services, other than those otherwise permitted under the M-1 (Light Industrial) zoning district. The project is located at 7280 North Glen Harbor Boulevard #106, Yucca District. Staff Contact: Alex Lerma, Planner at 623-930-2810.

Commissioner Crow made a motion to approve CUP20-04 subject to one stipulation contained in the staff report. Commissioner Nowakowski seconded the motion, which was approved with a vote of 7 to 0.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this final approval appealable to the City Council within 15 days.

POPEYE'S DRIVE THRU CONDITIONAL USE PERMIT CUP20-05: A request by Edin Coralic of Coralic, LLC., representing Popeye's Louisiana Kitchen Fast Food Restaurant, to approve a Conditional Use Permit (CUP) to allow a restaurant and drive thru in the C-2 Zoning District. The project is located at 5930 West Northern Avenue, Barrel District. Staff Contact: Joseline Castaneda, Planner at (623) 930-2823.

Mr. Alex Lerma, Planner, made staff's presentation.

Commissioner Wilfong made a motion to approve CUP20-05 subject to one stipulation contained 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 final approval appealable to the City Council within 15 days.

GABBERT'S GUN SHOP CONDITIONAL USE PERMIT CUP20-07: A request by Andrew Gabbert for a Conditional Use Permit to allow the sale of firearms and ammunition as a Home Occupation in a Single-Family Residential zoning district (R1-6). The site is located at 18016 North 55th Avenue and is in the Cholla District. Staff Contact: Edward Vigil, Planner. 623-930-3071 or evigil@glendaleaz.com.

Commissioner Harper made a motion to approve CUP20-07 subject to five stipulations contained in the staff report. Vice Chairperson Lenox seconded the motion, which was approved with a vote of 7 to 0.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this final approval appealable to the City Council within 15 days.

EVERGREEN LOOP 101 AND BELL ROAD GENERAL PLAN AMENDMENT GPA20-02 AND REZONING APPLICATION ZON20-04: A request by Shaine Alleman on behalf of Tiffany & Bosco, P.A., representing Glendale Bell 101, LLC, for 1) a General Plan Amendment from OFC (Offices) to HDR 30 (High Density Residential 20-30 du/ac) and 2) a zone change from Palm Canyon PAD (Planned Area Development) to PAD (Planned Area Development) on approximately 16.10 acres. The site is generally located at the northwest corner of the intersection of Bell Road and the Loop 101 Freeway and is in the Cholla District. Staff Contact: George Gehlert, Senior Planning Project Manager at 623-930-2597.

Vice Chairperson Lenox made a motion to recommend approval of GPA20-02. Commissioner Nyberg seconded the motion, which was approved unanimously.

Commissioner Wilfong made a motion to recommend approval of ZON20-04, subject to eight stipulations contained in the staff report. Commissioner Harper seconded the motion, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated these recommendation will go before the City Council for final approval.

PHOENIX CEMENT REZONING APPLICATION ZON20-05: A request by Gammage & Burnham on behalf of Phoenix Cement, representing Phoenix Cement Investment Holdings LLC, to rezone approximately 55 acres from Planned Area Development (PAD) to PAD with a Special Use District (SUD) overlay for an inert materials landfill and a sand and gravel mining operation with an expiration date of 2038 and rezone approximately 160 acres to amend the existing Special Use District (SUD) overlay in the Planned Area Development (PAD) and Light Industrial (M-1) zoning districts to extend the time the mining operations are permitted for an additional five years until 2038. The site is located at the southeast corner of Glendale Avenue and 115th Avenue (11401 West Glendale Avenue) in the Yucca District. Staff Contact: George Gehlert, AICP, Senior Planning Project Manager, 623-930-2597

Commissioner Crow made a motion to recommend approval of ZON20-05, subject to thirteen stipulations contained in the staff report. Commissioner Harper seconded the motion, which was approved unanimously.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation will go before the City Council for final approval.

GLEN LAKES MAJOR GENERAL PLAN AMENDMENT MGPA20-01: A request by the City of Glendale, for a major general plan amendment to amend the land use designation on approximately 42.8 acres of property from POS (Parks and Open Space) to MDR 5 (Medium Density Residential) for Trevino at Glen Lakes located at the northeast corner of 55th Avenue and Northern Avenue in the Barrel District. Staff Contact: Lisa Collins, Interim Development Services Director.

No motion required at this time.

GLEN LAKES SUBDIVISION REZONING APPLICATION ZON19-17: A request by the City of Glendale, to rezone approximately 42.8 acres A-1 to R1-6 PRD. The proposal would allow for a maximum 173-lot single family residential community. The site is located at 5450 West Northern Avenue and is in the Barrel District.

No motion required at this time.

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.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, August 6, 2020 at 6:00 p.m., in the location to be determined.

ADJOURNMENT

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

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

The meeting adjourned at 8:29 PM.