

**PLANNING COMMISSION MINUTES  
GLENDALE REGIONAL PUBLIC SAFETY TRAINING CENTER  
11550 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA 85307  
AUGUST 6, 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:** 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 July 16, 2020.

**Commissioner Harper made a motion to approve the July 16, 2020 Regular Meeting minutes as written. Commissioner Nyberg seconded the motion, which was approved unanimously.**

**WITHDRAWALS AND CONTINUANCES**

Chairperson Hirsch called for Withdrawals and Continuances.

Ms. Collins, Interim Development Services Director, state the following items will be continued to the August 20, 2020 Planning Commission Public Hearing.

**PULL-N-SAVE CONDITIONAL USE PERMIT CUP20-08:** A request by Lexy Wellcott of the Planning Center, representing Northern Property LLC, for a Conditional Use Permit (CUP) to allow an automobile wrecking and salvage yard in the M-2 (Heavy Industrial) zoning district. The site is generally located on the southeast corner of Frier Drive and 68<sup>th</sup> Avenue (APN: 143-24-001J) and is in the Ocotillo District. Staff Contact: Christina LaVelle, Planner, 623-930-2553 or [clavelle@glendaleaz.com](mailto:clavelle@glendaleaz.com).

**BROTHERS AUTO SALES CONDITIONAL USE PERMIT CUP19-11:** A request by Chris Doran, S.D.S. Consulting, representing DEMAD LLC, for a Conditional Use Permit (CUP), to allow a used automobile sales and repair service business in the C-2 (General Commercial) zoning district. The site is located at the northeast corner of 59<sup>th</sup> Avenue and Maryland Avenue

(6517 North 59<sup>th</sup> Avenue) and is in the Ocotillo District. Staff Contact: George Gehlert, Senior Planning Project Manager, (623) 930-2597.

**ZONING TEXT AMENDMENT ZTA20-01 – GROUP HOMES**

This is a request by the City of Glendale to adopt a new Zoning Text Amendment (ZTA) pertaining to the regulation of Group Homes. This will apply city-wide. Staff Contact: Lisa Collins, Interim Development Services Director.

**PUBLIC HEARING ITEMS**

Chairperson Hirsch called for the public hearing items:

**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 55<sup>th</sup> Avenue and Northern Avenue in the Barrel District. Staff Contact: Lisa Collins, Interim Development Services Director.

**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.

Ms. Collins, Interim Development Services Director, presented these items and stated no motion was required at this time. These items will be heard at the August 20, 2020 Planning Commission public hearing, where a motion will be made.

Chairperson Hirsch opened the public hearing.

A voice message from Mr. Phil Erickson, who spoke in opposition, was played.

Emails were read into the record from Ms. Jane Bachmann, Ms. Lisa R. Baker, Ms. Stella Greazzo, Craig and Tamalena Griffith, and Mr. Scott Rusch.

Mr. Tom Cole spoke in opposition.

Ms. Sandra Monroe spoke in opposition.

Ms. Kathy Wheeler spoke in opposition.

Mr. Gerry Hrenchir spoke in opposition.

Mr. Fred Beyer spoke in opposition.

Mr. Fred Beyer II spoke in opposition.

Mr. Rob Gubser, Hilgart Wilson, stated he was in support.

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

Chairperson Hirsch stated these items will be continued to the August 20, 2020 Planning Commission Public Hearing.

**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. There were none.

**NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for Thursday, August 20, 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. Vice Chairperson Lenox seconded the motion, which was approved unanimously.**

The meeting adjourned at 7:13 PM.