

**PLANNING COMMISSION MINUTES
GLENDALE CIVIC CENTER
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301
AUGUST 20, 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 7:28pm), Nowakowski, Nyberg, Wilfong, Vice Chairperson Lenox (telephonically), and Chairperson Hirsch were present.

City Staff Present: Christina “Tina” LaVelle, 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 August 6, 2020.

Commissioner Harper made a motion to approve the August 6, 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.

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.

Ms. Collins stated this item is continued to the September 3, 2020 Planning Commission public hearing.

PUBLIC HEARING ITEMS

Chairperson Hirsch called for the public hearing items.

PULL-N-SAVE CONDITIONAL USE PERMIT CUP20-08: A request by Lexy Wellott 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 68th Avenue (APN: 143-24-001J) and is in the Ocotillo District. Staff Contact: Christina LaVelle, Planner, 623-930-2553 or clavelle@glendaleaz.com.

Ms. Christina LaVelle, Planner, made staff's presentation.

Chairperson Hirsch called for the applicant's presentation.

Ms. Lexy Wellott, Planning Center, 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. Stella Greazzo, resident, spoke in opposition.

Mr. Michael Pearson, property owner, spoke in favor.

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

Chairperson Hirsch called for a motion.

Commissioner Harper made a motion to APPROVE CUP20-08, subject to the stipulations noted in the staff report. Commissioner Nyberg SECONDED the MOTION, which was APPROVED UNANIMOUSLY.

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

NORTHERN PARKWAY STORAGE CONDITIONAL USE PERMIT CUP20-11: A request by Robert Kubicek, RCAA Architects, Inc., representing Kim Hunt, for a Conditional Use Permit (CUP) to allow commercial retail sales and servicing of utility trailers in the M-1 (Light Industrial) zoning district. The site is generally located at the southeast corner of Glen Harbor Boulevard and Northern Avenue and is in the Yucca District. Staff Contact: Christina LaVelle, Planner, 623-930-2553 or clavelle@glendaleaz.com.

Ms. Christina LaVelle, Planner, made staff's presentation.

Chairperson Hirsch called for the applicant's presentation.

Ms. Abigail Ayala, RCAA Architects, Inc. 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 Crow made a motion to APPROVE CUP20-11, subject to the stipulations noted in the staff report. Commissioner Wilfong SECONDED the MOTION, which was APPROVED UNANIMOUSLY.

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

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 5450 West 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. Staff Contact: Lisa Collins, Interim Development Services Director.

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

Chairperson Hirsch called for questions from Commission.

Questions were answered by staff.

Chairperson Hirsch opened the public hearing.

Mr. Ronald Fink, 5213 West Echo Lane, opposed.

Ms. Jane Bachmann, Barrel District, opposed.

Ms. Kathy Wheeler, 5335 West Purdue, opposed.

Ms. Stella Greazzo, Ocotillo District, opposed.

Mr. Rob Gubser, HilgartWilson, in favor.

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

Chairperson Hirsch called for a motion.

Vice Chairperson Lenox made a motion to RECOMMEND DENIAL of MGPA20-01. The motion was SECONDED by Commissioner Wilfong. The motion was APPROVED with a vote of 6 to 0.

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

Commissioner Wilfong made a motion to RECOMMEND DENIAL of ZON19-17. The motion was SECONDED by Vice Chairperson Lenox. The motion was APPROVED with a vote of 6 to 0.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation of denial 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.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, September 3, 2020 at 6:00 p.m., at the Glendale Civic Center, 5750 West Glenn Drive, Glendale, Arizona, 85301.

ADJOURNMENT

With no further business, the meeting adjourned at 8:05pm.