

**PLANNING COMMISSION MINUTES
GLENDALE CIVIC CENTER
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301
SEPTEMBER 3, 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, Vice Chairperson Lenox, and Chairperson Hirsch were present.

Commissioners Absent: Commissioners Nyberg and Wilfong were absent.

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.

Ms. Jane Bachmann, Barrel District, Ms. Stella Greazzo, Ocotillo District, and Mr. Craig Griffith, Barrel District, provided comments.

APPROVAL OF THE MINUTES

Chairperson Hirsch called for approval of the Planning Commission Minutes of the Regular Meeting of August 20, 2020.

Commissioner Crow made a motion to approve the August 20, 2020 Regular Meeting minutes as written. Commissioner Harper seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Hirsch called for Withdrawals and Continuances.

TREVINO-GLEN LAKES PRELIMINARY PLAT – PP20-04: A request by HilgartWilson, LLC, on behalf of Homes By Towne, for approval of a Preliminary Plat on approximately 42.8 acres for a 173-lot Subdivision to be known as Trevino at Glen Lakes. The site is located at the northeast corner of 55th Avenue and Northern Avenue (5450 W Northern Avenue) in the Barrel District. Staff Contact: George Gehlert, Senior Planning Project Manager.

This item was continued to the November 5, 2020 Planning Commission public hearing.

PUBLIC HEARING ITEMS

Chairperson Hirsch called for the public hearing items.

PALERMO REPLAT GENERAL PLAN AMENDMENT GPA20-08 AND REZONING APPLICATION ZON20-13:

A request by Taylor C. Earl, on behalf of Earl and Curley, P.C., representing First American Title Insurance Company TR8666, for approval of a General Plan Amendment from LDR-2.5 (Low Density Residential / 2.5 units/acre) to MDR-5.0 (Medium Density Residential (5 units/acre); a zone change from R1-10 PRD (Residential Single Family – Planned Residential Development / 10,000 square foot minimum lot size) to R1-6 PRD (Residential Single Family - Planned Residential Development, 6,000 square foot lot minimum). Approval of these requests would enable a re-plat of the existing 27-lot Northern Place Subdivision, recorded in 2013. The site is located at the southeast corner of Northern and 87th Avenues; in the Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager (623) 930-2597.

Vice Chairperson Lenox made a motion to recommend approval of GPA20-08. The motion was seconded by Commissioner Harper, which was APPROVED UNANIMOUSLY.

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

Commissioner Harper made a motion to recommend approval of ZON20-13, subject to three stipulations plus an additional fourth stipulation recommended by the applicant to read “The wall plan included with the PAD booklet shall be substituted for the wall plan submitted to the City on August 25, 2020”. Commissioner Crow seconded the motion, which was APPROVED UNANIMOUSLY.

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

MODERN RIDGE ESTATES PRD / PRELIMINARY PLAT - ZON20-07 / PP20-01:

A request by Zachary Pebler on behalf of Zachary A. Pebler, PLLC, representing owner Cornel and Livia Mateu, for a zone change request from A-1 (Agricultural) and SR-30 (Suburban Residential) to SR-17 PRD for 3.79 acres; and approval of a Preliminary Plat for a 6-lot residential subdivision on the same property. The site is located along the west side of 53rd Avenue, roughly 500 feet south of Beardsley Road; and is in the Cholla District. Staff Contact: George Gehlert, Senior Planning Project Manager (623) 930-2597.

Vice Chairperson Lenox made a motion to recommend approval of ZON20-07 subject to one stipulation. Commissioner Harper seconded the motion, which was APPROVED UNANIMOUSLY.

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

Commissioner Crow made a motion to APPROVE PP20-01 subject to one stipulation. Vice Chairperson Lenox seconded the motion, which was APPROVED UNANIMOUSLY.

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

NORTHERN CROSSING PAD - 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 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.

Commissioner Harper made a motion to recommend approval of ZON20-01 subject to seven stipulations. Vice Chairperson Lenox seconded the motion, which was APPROVED UNANIMOUSLY.

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

VILLAGE AT THUNDERBIRD PRELIMINARY PLAT – PP20-03: A request by Heather Davenport, on behalf of Woodside Homes Sales, AZ, LLC, representing Thunderbird School of Global Management, for approval of a Preliminary Plat on approximately 58.9 acres for a 212-lot Subdivision to be known as Village at Thunderbird. The site is located between 55th Avenue and 59th Avenue, approximately 600 feet south of Greenway Road; in the Sahuaro District. Staff Contact: George Gehlert, Senior Planning Project Manager.

Mr. Gary Livingston, spoke in opposition.

Ms. Stella Greazzo, stated she had traffic concerns throughout the city and concerns regarding the paving of city roads.

Mr. David Solter, had questions regarding traffic and the density of the subdivision.

Ms. Regina Moritz, citizen, stated she had questions.

Vice Chairperson Lenox made a motion to APPROVE PP20-03, subject to three stipulations noted in the staff report. Commissioner Harper SECONDED the MOTION, which was APPROVED UNANIMOUSLY.

OTHER BUSINESS

Chairperson Hirsch called for Other Business. There was none.

PLANNING STAFF REPORT

Chairperson Hirsch called for the Planning Staff Report. Ms. Collins spoke regarding the legal advertisements in the local newspaper and will provide more information in the future.

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, October 1, 2020 at 6:00 p.m., at the Glendale Civic Center, 5750 West Glenn Drive, Glendale, Arizona, 85301.

ADJOURNMENT

With no further business, Commissioner Harper made a motion to adjourn the meeting. Commissioner Crow seconded the motion, which was approved unanimously.

The meeting adjourned at 8:09pm.

Submitted by:

Diana Figueroa
Recording Secretary