

**PLANNING COMMISSION MINUTES
GLENDALE CIVIC CENTER
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301
NOVEMBER 5, 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, and Chairperson Hirsch were present.

Commissioner Absent: Vice Chairperson Lenox and Commissioner Harper were absent

City Staff Present: Edward Vigil, 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 stated there were no minutes for approval.

WITHDRAWALS AND CONTINUANCES

Chairperson Hirsch called for Withdrawals and Continuances. There were none.

PUBLIC HEARING ITEMS

Chairperson Hirsch called for the public hearing items.

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.

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

Chairperson Hirsch called for the applicant's presentation.

Mr. Zach Hilgart, HilgartWilson, applicant, made a brief presentation.

Chairperson Hirsch called for questions from the Commission.

Chairperson Hirsch called for speakers in the audience.

Ms. Cathy Wheeler, stated she was opposed.

Mr. Matthew Sergeant, stated he had questions.

Mr. Phil Erickson, stated he was opposed.

Ms. Stella Greazzo, stated she was opposed.

Ms. Bernadette Bolognini, stated she was opposed.

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

Chairperson Hirsch called for a motion.

Commissioner Wilfong made a motion to deny the preliminary plat application PP20-04. Commissioner Nowakowski seconded the motion. The motion failed with a vote of three to two (Crow, Nyberg).

Chairperson Hirsch called for a motion.

Commissioner Nyberg made a motion to approve the preliminary plat application PP20-04. Commissioner Crow seconded the motion, which was approved with a vote of 3 to 2 (Wilfong, Nowakowski).

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

STONEHAVEN PHASES 2 & 3 PRELIMINARY PLAT PP20-06: A request by Jonathan Bastianelli, on behalf of Taylor Morrison Homes, representing John F. Long Revocable Living Trust, for approval of a Preliminary Plat on approximately 167 acres for phases 2 and 3 of the Stonehaven Subdivision. A total of 628 lots are proposed for a variety of single-family homes. The site is located between 91st Avenue and 83rd Avenue, and North of Camelback Road. The site is located in the Yucca District. Staff Contact: Edward Vigil, Planning Project Manager.

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

Chairperson Hirsch called for the applicant's presentation.

Mr. Jonathon Bastianelli, Taylor Morrison, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from the Commission. Staff answered questions.

Chairperson Hirsch opened the public hearing.

Mr. Matthew Sergeant, had a question regarding which subdivisions would be gated.

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

Chairperson Hirsch called for a motion.

Commissioner Crow made a motion to APPROVE PP20-06. Commissioner Nyberg SECONDED the MOTION, which was approved with a vote of 4 to 1 (Nowakowski).

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action by the Commission which is subject to appeal within the next 15 days.

PALERMO SUBDIVISION PRELIMINARY PLAT PP20-05: A request by Taylor C. Earl, on behalf of Earl and Curley, P.C. representing property owner First American Title Insurance Company TR 8666, for approval of a Preliminary Plat on approximately 11.02 acres for a 46-lot Single Family Subdivision to be known as Palermo. The site is located at the southeast corner of Northern Avenue and 87th Avenue (8707 West Northern Avenue) in the Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager.

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

Chairperson Hirsch called for the applicant's presentation.

Mr. Ric Toris, Earl and Curley, applicant, made the applicant's presentation.

Chairperson Hirsch called for questions from the Commission. The applicant addressed the question.

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

Chairperson Hirsch called for a motion.

Commissioner Nowakowski made a motion to APPROVE PP20-05. Commissioner Crow SECONDED the MOTION, which was approved with a unanimous vote.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final action by the Commission which is subject to appeal within the next 15 days.

GENERAL PLAN TEXT AMENDMENT GPA20-03: This is a request by the City of Glendale to amend the General Plan to permit the City of Glendale to consider Major General Plan

Amendments at any time as published by a schedule for consideration of these Major General Plan Amendments in the first quarter of each year. 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 the Commission. Staff answered questions.

Chairperson Hirsch opened the public hearing.

Mr. Matthew Sergeant offered suggestions.

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

Chairperson Hirsch called for a motion.

Commissioner Nyberg made a motion to DENY GPA20-03. Commissioner Wilfong SECONDED the MOTION, which was approved with a vote of 5 to 0.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this recommendation will go forward to the 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, December 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 8:10pm.

Submitted by:

Diana Figueroa
Recording Secretary