

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

**City Staff Present:** Alex Lerma, Planner, 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 called for a motion regarding the minutes from the public hearing of October 1, 2020.

**Commissioner Harper made a motion to APPROVE the October 1, 2020 Regular Meeting MINUTES as written. Vice Chairperson Lenox SECONDED the MOTION, which was APPROVED UNANIMOUSLY.**

Chairperson Hirsch called for a motion regarding the minutes from the public hearing of November 5, 2020.

**Commissioner Nyberg made a motion to APPROVE the November 5, 2020 Regular Meeting MINUTES as written. Commissioner Crow SECONDED the MOTION, which was APPROVED UNANIMOUSLY.**

**WITHDRAWALS AND CONTINUANCES**

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

**PUBLIC HEARING ITEMS**

Chairperson Hirsch called for the public hearing items.

**CA VENTURES GLENDALE 303 REZONING APPLICATION ZON20-16:** A request by Michael Buschbacher, on behalf of Hunter Engineering, Inc, representing owner Glendale 303

Holdings LLC; to amend the existing PAD (Planned Area Development) in order to modify the regulatory development standards for the approximate 100-acre site. The site is located at the northwest corner of Glendale Avenue and State Route Loop 303; and is in the Yucca District. Staff Contact: Alex Lerma, Planner, [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com) (623) 930-2810.

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

Chairperson Hirsch called for the applicant's presentation.

Mr. Michael Buschbacher, Hunter Engineering, Inc., applicant, made a brief presentation.

Chairperson Hirsch called for questions from the Commission. Questions from Commissioner Nowakowski were answered by the applicant.

Chairperson Hirsch called for speakers in the audience. With no one wishing to speak, he closed the public hearing.

Chairperson Hirsch called for a motion.

**Commissioner Nyberg made a motion to RECOMMEND APPROVAL of Rezoning Application ZON20-16, subject to the five stipulations listed 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 forward to the City Council for final action.

**ALLEN RANCHES PRELIMINARY PLAT PP20-02:** A request by Hilgart Wilson, LLC, representing Allen Ranches, LLC, for a Preliminary Plat request for 760 single-family homes on approximately 250 acres. The proposed preliminary plat will allow for R1-4, R1-6, and R1-8 amended residential zoning districts. The site is bounded by Bethany Home Road on the north, Citrus Road on the west, Camelback Road on the south, and west of the alignment of 175th Avenue on the east. The site is in the Yucca District. Staff Contact: Edward Vigil, Planner, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com) (623) 930-3071.

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

Chairperson Hirsch called for the applicant's presentation.

Mr. Zach Hilgart, HilgartWilson, LLC, applicant, made the applicant's presentation.

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

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

Chairperson Hirsch called for a motion.

**Vice Chairperson Lenox made a motion to APPROVE PP20-02. Commissioner Nyberg SECONDED the MOTION, which was approved with a vote of 6 to 1 (Wilfong).**

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.

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

Chairperson Hirsch called for questions from the Commission. Ms. Collins addressed questions.

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

Chairperson Hirsch called for a motion.

**Commissioner Wilfong made a motion to RECOMMEND APPROVAL OF ZTA20-01. Vice Chairperson Lenox SECONDED the MOTION, which was approved UNANIMOUSLY.**

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.

Chairperson Hirsch announced that Ms. Lisa Collins, Interim Development Services Director, will be departing the City of Glendale. He stated he was grateful for the guidance provided and the Commission will feel the loss.

Commissioner Crow echoed Chairperson Hirsch's comments; adding Director Collins was easy to work with, kind, and considerate.

Commissioner Nowakowski added Ms. Collins was always honest, kind, and understanding.

Commissioner Wilfong added Ms. Collins has been a great inspiration.

Commissioner Harper said it was a pleasure working with Ms. Collins as she was always very professional.

Vice Chairperson Lenox said she will be missed.

Commissioner Nyberg said wished her well and said she will be missed.

#### **NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for Thursday, January 7, 2021, at 6:00 p.m., at the Glendale Civic Center, 5750 West Glenn Drive, Glendale, Arizona, 85301.

#### **ADJOURNMENT**

Chairperson Hirsch asked for a motion to adjourn.

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

With no further business, the meeting adjourned at 6:59pm.

Submitted by:

Diana Figueroa  
Recording Secretary