

**PLANNING COMMISSION MINUTES  
GLENDALE CIVIC CENTER  
5750 W. GLENN DRIVE  
GLENDALE, ARIZONA 85301  
JANUARY 7, 2021  
6:00 P.M.**

**CALL TO ORDER**

Chairperson Hirsch called the meeting to order at approximately 6:03 p.m.

**ROLL CALL**

**Commissioners Present:** Commissioners Crow, Harper, Nowakowski, Nyberg, Wilfong, and Vice Chairperson Lenox, and Chairperson Hirsch were present.

**City Staff Present:** George Gehlert, Senior Planning Project Manager, Jim Gruber, Chief Deputy City Attorney, Jamsheed Mehta, 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 December 3, 2020.

**Commissioner Harper made a motion to APPROVE the December 3, 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. There were none.

**PUBLIC HEARING ITEMS**

Chairperson Hirsch called for the public hearing items.

**PALMAIRE APARTMENTS / PHASE II – GPA20-09 / ZON20-15:** A request by Adam Baugh, on behalf of Withey Morris PLC, representing Palmaire Investments, LLC, for approval of a Minor General Plan Amendment from GC (General Commercial) to HDR-30 (High Density Residential (30 units/acre); and a zone change from C-2 (General Commercial) to R-5 (Multiple Residence) to enable the construction of a 42-unit apartment complex on 1.77 acres. The site located at the Southeast corner of 45<sup>th</sup> Avenue and Palmaire Avenue (7087 North 45<sup>th</sup> Avenue); and is in the Cactus District. Staff Contact: George Gehlert, Senior Planning Project Manager, [ggehlert@glendaleaz.com](mailto:ggehlert@glendaleaz.com) (623) 930-2597.

Mr. George Gehlert, Senior Planning Project Manager, made staff's presentation.

Chairperson Hirsch called for the applicant's presentation.

Mr. Adam Baugh, Withey Morris, applicant, made a brief presentation.

Chairperson Hirsch called for questions from the Commission. Questions from Commissioners Crow, Nyberg, and Nowakowski were answered by the applicant.

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

Chairperson Hirsch called for a motion.

**Vice Chairperson Lenox made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA20-09. 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.

**Commissioner Harper made a motion to RECOMMEND APPROVAL of Rezoning Application ZON20-15, subject to the one stipulation listed in the staff report. Commissioner Crow 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.

Vice Chairperson Lenox and Chairperson Hirsch provided information and comments as they would not be continuing on the Planning Commission. The remaining Commissioners wished them well.

Commissioner Crow will become the new Chairperson with Commissioner Nyberg as the Vice Chairperson.

#### **NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for Thursday, February 4, 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 Harper made a motion to adjourn the meeting. Commissioner Nyberg seconded the motion, which was approved unanimously.

With no further business, the meeting adjourned at 6:39pm.

Submitted by:

Diana Figueroa  
Recording Secretary