

**PLANNING COMMISSION MINUTES  
GLENDALE CIVIC CENTER  
5750 W. GLENN DRIVE  
GLENDALE, ARIZONA 85301  
MARCH 4, 2021  
6:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

**Commissioners Present:** Commissioners J. Crow, Nowakowski, Wilfong, Cole, and Vice Chairperson Nyberg, and Chairperson Crow were present.

**City Staff Present:** George Gehlert, Senior Planning Project Manager, Christina LaVelle, Planner, Joseline Castaneda, Planner, Jim Gruber, Chief Deputy City Attorney, David Richert, Interim Planning Administrator, and Diana Figueroa, Recording Secretary.

**CITIZEN COMMENTS**

Chairperson Crow called for citizen comments. There were none.

**APPROVAL OF THE MINUTES**

Chairperson Crow called for a motion regarding the minutes from the regular meeting of January 7, 2021.

Vice Chairperson Nyberg asked that more detail be provided under Commission Comments. Commissioner Wilfong agreed, adding the Commission is serving the public and the public needs to be aware of the feelings of the Commission. He said statements from the prior Chairperson and Vice Chairperson need to be recognized.

**Vice Chairperson Nyberg made a motion to TABLE the January 7, 2021 Regular Meeting MINUTES. Commissioner Wilfong SECONDED the MOTION, which was APPROVED UNANIMOUSLY.**

Chairperson Crow called for a motion regarding the minutes from the Workshop of February 4, 2021.

**Vice Chairperson Nyberg made a motion to APPROVE the February 4, 2021 Workshop MINUTES. Commissioner Cole SECONDED the MOTION, which was APPROVED UNANIMOUSLY.**

Chairperson Crow called for a motion regarding the minutes from the Special Workshop of February 18, 2021.

**Commissioner Cole made a motion to APPROVE the February 18, 2021 Special Workshop MINUTES. Vice Chairperson Nyberg SECONDED the MOTION, which was APPROVED UNANIMOUSLY.**

#### **WITHDRAWALS AND CONTINUANCES**

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

#### **PUBLIC HEARING ITEMS**

Chairperson Crow called for the public hearing items.

#### **PARADISE ENCLAVE REZONING APPLICATION / GENERAL PLAN AMENDMENT**

**– GPA20-06 AND ZON20-14:** A request by Jon Froke, Jon M. Froke Urban Planning, on behalf of Brian Matlock, for a zone change request from R1-4 (Single Residence) to R-3 (Multiple Residence) on 4.78 acres; and a General Plan Amendment request from MDR5 (Medium Density Residential) to HDR20 (High Density Residential). The site is located at the northeast corner of 69<sup>th</sup> Avenue and Paradise Lane; and is in the Sahuaro District. Staff Contact: Christina LaVelle, Planner [clavelle@glendaleaz.com](mailto:clavelle@glendaleaz.com) (623)930-2553.

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

Chairperson Crow called for the applicant's presentation.

Mr. Jon Froke, Jon Froke Urban Planning, applicant, made a brief presentation.

Chairperson Crow called for questions from the Commission. Questions from Commissioners Cole, Crow, and Nowakowski were answered by staff.

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

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA20-06. Commissioner Wilfong seconded the motion, which was APPROVED UNANIMOUSLY.**

**Commissioner Wilfong made a motion to RECOMMEND APPROVAL of Rezoning Application ZON20-14, subject to the eight stipulations listed in the staff report. Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated these recommendations will go forward to the City Council for final action.

**TERRA POINTE PAD – REZONING APPLICATION ZON20-17:** A request by Benjamin Graff, on behalf of Quarles & Brady LLP, representing Terra Pointe LLC, for approval of a rezoning from SR-30 (Suburban Residential) and A-1 (Agricultural) to PAD (Planned Area Development) to enable expansion of an existing Senior Living and Assisted Care facility known as Terra Pointe, on 7.2 acres located at the northwest corner of Union Hills Drive and 53<sup>rd</sup> Avenue (5330 West Union Hills Drive); and is in the Cholla 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. He indicated a revision to stipulation #3 and noted the sentence should read "25' half street right of way dedication is required".

Chairperson Crow called for the applicant's presentation.

Mr. Ben Graff, Quarles & Brady LLP, applicant, made a brief presentation.

Chairperson Crow called for questions from the Commission. Commissioner Cole stated this would be a nice addition to the community.

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

Chairperson Crow called for a motion.

**Commissioner Cole made a motion to RECOMMEND APPROVAL of Rezoning Application ZON20-17, subject to four stipulations noted in the staff report including the revision to #3. Commissioner Wilfong 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.

**GOLDEN LANE APARTMENTS REZONING APPLICATION ZON21-03:**

A request by the Glendale Planning Commission to rezone approximately 1.9 acres from R-4 (Multiple Residence) to R-5 (Multiple Residence) in order to allow for the expansion of a previously approved multi-family community to be known as Golden Lane Apartments. The site is located at the southwest corner of 67<sup>th</sup> Avenue and Alice Avenue, along the west side of 67<sup>th</sup> Avenue, approximately ¼ mile south of Olive Avenue (8778 North 67<sup>th</sup> Avenue); and is in the Barrel District. Staff Contact: George Gehlert, Senior Planning Project Manager, (623) 930-2597

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

Chairperson Crow called for questions from the Commission. Questions from Commissioners Nowakowski and Wilfong were addressed by Mr. Gehlert.

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

Chairperson Crow called for a motion.

**Commissioner Wilfong made a motion to RECOMMEND APPROVAL of Rezoning Application ZON20-17, subject to three stipulations noted 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.

**SUPERSTAR CARWASH CONDITIONAL USE PERMIT CUP20-13:** A request by Christopher D. Norstrom, Cawley Architects, representing Superstar Car Wash, for a Conditional Use Permit to allow a convenience use (car wash) in the C-2 (General Commercial) zoning district. The site is generally located at 5810 West Thunderbird Road and is in the Sahuaro District. Staff Contact: Christina LaVelle, Planner, [clavelle@glendaleaz.com](mailto:clavelle@glendaleaz.com) 623-930-2553.

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

Chairperson Crow called for the applicant's presentation.

Mr. Chris Norstrom, Cawley Architects, applicant, introduced his associates and made a brief presentation.

Chairperson Crow called for questions from the Commission. There were none.

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

Chairperson Crow called for a motion.

**Commissioner Crow made a motion to APPROVE Conditional Use Permit CUP20-13 subject to one stipulation as listed in the staff report. Commissioner Wilfong seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final approval subject to appeal to the City Council.

**POPEYE'S LOUISIANA KITCHEN CONDITIONAL USE PERMIT CUP20-14:** A request by Edin Coralic, representing HZ Props RE, LTD, for a Conditional Use Permit to allow a fast-food restaurant with a drive thru on a vacant parcel of 1.02 acres in the Copper Falls Commercial Center PAD (Planned Area Development) zoning district. The site is located at the northeast corner of Camelback Road and 95<sup>th</sup> Avenue and is in the Yucca District. Staff Contact: Joseline Castaneda, Planner, [jcastaneda@glendaleaz.com](mailto:jcastaneda@glendaleaz.com) (623) 930-2823.

Ms. Joseline Castaneda, Planner, made staff's presentation.

Chairperson Crow called for the applicant's presentation.

Mr. Edin Coralic, representing HZ Props RE, LTD, applicant, introduced himself and his associates and made a brief presentation.

Chairperson Crow called for questions from the Commission. Commissioner Wilfong expressed his concern with the amount of traffic along Camelback Road. He requested some type of traffic mitigation such as a right in / right out.

Commissioner Nowakowski agreed with Commissioner Wilfong's recommendation as he also was concerned with the amount of traffic in the area.

The applicant agreed to this request.

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

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to APPROVE Conditional Use Permit CUP20-14 subject to one stipulation as listed in the staff report with a second stipulation regarding the traffic mitigation. Commissioner Wilfong seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final approval subject to appeal to the City Council.

**WESTERN ANIMAL HOSPITAL CONDITIONAL USE PERMIT CUP21-01:** A request by Catalin M Petcu, of Western Animal Hospital, for a Conditional Use Permit to allow a veterinary clinic (without boarding) in the C-O (Commercial Office) zoning district. The site is generally located at 5041 West Northern Avenue and is in the Cactus District. Staff Contact: Christina LaVelle, Planner, [clavelle@glendaleaz.com](mailto:clavelle@glendaleaz.com) 623-930-2553.

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

Chairperson Crow called for the applicant's presentation.

Mr. Catalin M. Petcu, owner of Western Animal Hospital, applicant, introduced himself and made a brief presentation.

Chairperson Crow called for questions from the Commission. There were comments of concern regarding the condition of the existing location and questions regarding sound mitigation.

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

Chairperson Crow called for a motion.

**Commissioner Wilfong made a motion to APPROVE Conditional Use Permit CUP21-01 subject to two stipulations as listed in the staff report. Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.**

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is final approval subject to appeal to the City Council.

#### **OTHER BUSINESS**

Chairperson Crow called for Other Business. There was none.

#### **PLANNING STAFF REPORT**

Chairperson Crow called for the Planning Staff Report. There was none.

#### **COMMISSION COMMENTS AND SUGGESTIONS**

Chairperson Crow called for Commission Comments and Suggestions. There were none.

#### **NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for Thursday, April 1, 2021, at 6:00 p.m., at the Glendale Civic Center, 5750 West Glenn Drive, Glendale, Arizona, 85301.

#### **ADJOURNMENT**

With no further business, the meeting was adjourned at 7:50pm.

Submitted by:

Diana Figueroa  
Recording Secretary