

**PLANNING COMMISSION MINUTES
GLENDALE CIVIC CENTER
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301
MARCH 18, 2021
6:00 P.M.**

CALL TO ORDER

Chairperson Crow called the meeting to order at approximately 6:02 p.m.

ROLL CALL

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

City Staff Present: Jim Gruber, Chief Deputy City Attorney, David Richert, Interim Planning Administrator, Jamsheed Mehta, Development Services Director, and Diana Figueroa, Recording Secretary.

CITIZEN COMMENTS

Chairperson Crow called for citizen comments.

Mr. Bud Zomok, 7302 North 58th Drive, Memory Lane Trinkets, homeowner and business owner, plaintiff challenging the city regarding the Catlin Court PAD. He said the city should wait for the court's decision regarding the PAD.

Mr. Coit Burner, 7146 North 58th Drive, Bears and More, asked why the city wishes to change the PAD now. He asked what the benefit is to change the PAD prior to the Court's ruling. He is also one of the plaintiffs challenging the city regarding the Catlin Court PAD.

Mr. Gary Sherwood, 5928 West Pershing Avenue, Sahuaro District, made comments regarding a comment in the January 7, 2021 Planning Commission Meeting minutes.

Ms. Linda Moran-Whittley, 7146 North 58th Avenue, Papa Ed's, questioned why the city is attempting to change the Catlin Court PAD now rather than waiting for the Court's decision on the case. She questioned why the city is risking Prop. 207 liabilities with this change in the law before the special action case is decided.

Ms. Lorraine Zomok, 7302 North 58th Drive, Memory Lane Trinkets, business owner and resident, stated she is concerned about the decline of retail in the Catlin Court District.

Ms. Hsiao Hsien Chu, 7150 North 58th Avenue, Evergreen Center of Oriental Medicine, stated she is against the change to the Catlin Court PAD and is also one of the plaintiffs. This is a unique business district and for her, her livelihood. She has diligently paid her city taxes and loves her business neighbors. She asked the Commission to support the business owners.

Mr. Roger Fenneman, 7150 North 58th Avenue, business owner in Catlin Court and homeowner in the Floralcroft District. He is also a plaintiff in the court case. He felt it should behoove the city to have more tax revenue generated from the Catlin Court district.

Ms. Stella Greazzo, 5530 West Morten Avenue, stated that no one in Glendale listens to the residents. She said what they feel carries no weight. She said the city destroyed Glen Lakes Golf Course. She stated she is unhappy with the high-density homes in Glendale. She said listening to the business owners and what they had to say this evening is very sad.

APPROVAL OF THE MINUTES

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

Commissioner Wilfong made a motion to APPROVE the Minutes from the Regular Meeting of January 7, 2021. 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 ITEM

Chairperson Crow called for the public hearing item.

ZTA21-01: A request by the City of Glendale Planning Commission to amend the text of the Zoning Ordinance, Zoning Text Amendment (ZTA) ZTA21-01 pertaining to the regulations of Group Homes, Section 7.502. Staff contact: Tabitha Perry, Executive Officer, Special Projects (City-Wide).

Ms. Tabitha Perry, Executive Officer, Special Projects, made staff's presentation.

There were no questions from the Commission.

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 ZTA21-01. 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.

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

Chairperson Crow called for a motion to adjourn.

Commissioner Cole made a motion to adjourn the meeting. Commissioner Wilfong seconded the motion, which was approved unanimously.

With no further business, the meeting was adjourned at 6:37pm.

Submitted by:

Diana Figueroa
Recording Secretary