

**PLANNING COMMISSION MINUTES
GLENDALE CIVIC CENTER
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301
APRIL 1, 2021
6:00 P.M.**

CALL TO ORDER

Chairperson Crow called the meeting to order at approximately 6:12 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, Edward Vigil, Senior Planning Project Manager, and Diana Figueroa, Recording Secretary.

CITIZEN COMMENTS

Chairperson Crow called for citizen comments.

Ms. Lorraine Zomok, 7302 North 58th Drive, Memory Lane Trinkets, provided statistics for the Commission regarding the many benefits that local businesses provide.

Mr. Bud Zomok, 7302 North 58th Drive, Memory Lane Trinkets, stated changing the PAD to allow residential will not allow new businesses to come into downtown. He provided property tax information to the Commission stating commercial properties brought in almost six times more the amount in tax revenue than residential properties. He should there should be enforcement to protect the businesses and provide more business opportunities.

Mr. Coit Burner, 7146 North 58th Drive, Bears and More, stated the PAD should be enforced and remain as written.

Mr. Jim Hummel, 7150 North 58th Drive, resident adjacent to Bears and More, stated although he is unsure of where Mr. Zomok's figures were found, he believes the businesses of Catlin Court and those who reside in Catlin Court can and should be able to survive together and live together.

APPROVAL OF THE MINUTES

Chairperson Crow stated a correction was needed to the minutes of the regular meeting of March 4, 2021. The minutes were tabled.

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

Chairperson Crow called for the public hearing items.

99th AVENUE & GLENDALE AVENUE GENERAL PLAN AMENDMENT GPA21-01 AND REZONING APPLICATION ZON21-01: A request by Ed Bull, Burch & Cracchiolo, on behalf of Mangat Investments II, LLC., for a Minor General Plan Amendment from BP (Business Park) to EMU (Entertainment Mixed Use) and to rezone approximately 33 acres from A-1 (Agricultural) to PAD (Planned Area Development) to allow a variety of mixed uses. The site is located at the west of the northwest corner of 99th Avenue and Glendale Avenue; and is located in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, evigil@glendaleaz.com , (623) 930-3071.

Mr. Edward Vigil, Senior Planning Project Manager, made staff's presentation.

Mr. Ed Bull, Burch & Cracchiolo, stated he is in agreement with the stipulations as noted in the staff report and has a presentation prepared if the Commission wishes to view.

Questions from Commissioners Nowakowski and Cole were answered by Mr. Vigil and Mr. Bull.

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 Nowakowski made a motion to recommend approval of GPA21-01. Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.

Commissioner Nowakowski made a motion to recommend approval of ZON21-01 subject to four stipulations noted in the staff report. Vice Chairperson Nyberg 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.

THE CUBES AT GLENDALE REZONING APPLICATION ZON21-04: A request by Mike Withey, Withey Morris PLC, to rezone approximately 75.6 acres of land from RR-45 to PAD (Planned Area Development) to allow a variety of Light Industrial uses in order to develop a new Light Industrial Center. The site is located at the southeast corner of Northern Avenue and Reems Road and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, evigil@glendaleaz.com , (623) 930-3071.

Mr. Edward Vigil, Senior Planning Project Manager, made staff's presentation.

Questions from the Commission were answered by Mr. Vigil.

Mr. Mike Withey, Withey Morris PLC, provided a presentation and provided some history for 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 ZON21-01 subject to eight stipulations as noted in the staff report with an additional ninth stipulation to read: The building height shall not exceed 54 feet tall measured from finished grade and a revision to stipulation six to read: Billboards and digital billboards as proposed in the PAD are not allowed. Commissioner Nowakowski 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.

QUIKTRIP 59th AVENUE AND GREENWAY ROAD CONDITIONAL USE PERMIT APPLICATION CUP20-12: A request by Jonathan Naut, on behalf of QuikTrip Corporation, for a Conditional Use Permit to allow for convenience uses related to retail gasoline and a store less than seven thousand five hundred (7,500) square feet where food and drink is sold primarily for consumption off premises under the C-2 (General Commercial) zoning district. The project is located at the northeast corner of 59th Avenue and Greenway Road with a property address of 5844 North Greenway Road. The site is in the Sahuaro District. Staff Contact: Alex Lerma, Planner, (623) 930-2810.

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

Mr. Brian Greathouse, Burch & Cracchiolo, made a presentation and agreed with the revision to stipulation two.

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.

Commissioner Cole made a motion to approve CUP20-12 subject to the four stipulations in the staff report with the amendment to stipulation two which would remove the second sentence. Commissioner Crow seconded the motion, which was APPROVED UNANIMOUSLY.

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

IAN HUGH TIRE AND AUTO CONDITIONAL USE PERMIT APPLICATION CUP21-02: A request by Adam Froke, Jon Froke Urban Planning, LLC, representing Ian and Sharon

Hugh, for a Conditional Use Permit (CUP) to allow used automobile sales in the C-2 (General Commercial) zoning district. This site is located at the northwest corner of 51st Avenue and Glenn Drive at 5104 West Glenn Drive. It is in the Ocotillo District. Staff Contact: Joseline Castaneda, Planner, (623) 930-2823.

Chairperson Crow stated for the record that the applicant, Vice Mayor Ian Hugh, is a friend. However, he has no financial interest in this project and has not discussed this case with Mr. Hugh. Chairperson Crow stated he considers each case on its own merits without regard to friendships and will participate and vote on this case.

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

There were no questions from the Commission.

Mr. Jon Froke, Jon Froke Urban Planning, LLC, applicant, introduced himself and stated approval of this CUP will add another business component. He added they will clean up the site and freshen up the landscape.

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 CUP21-02 subject to one stipulation contained in the staff report. Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.

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

OTHER BUSINESS

Chairperson Crow called for Other Business.

Commissioner Nowakowski stated there are a number of auto sales businesses and questions if each has a Conditional Use Permit.

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, May 6, 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.

With no further business, the meeting was adjourned at 7:42pm.

Submitted by:

Diana Figueroa
Recording Secretary

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