

**DRAFT
PLANNING COMMISSION MINUTES
GLENDALE CITY HALL
COUNCIL CHAMBERS
5850 W. GLENDALE AVENUE
GLENDALE, ARIZONA 85301
JUNE 17, 2021
6:00 P.M.**

CALL TO ORDER

Chairperson Crow called the meeting to order at approximately 6:00 p.m.

ROLL CALL

Commissioners Present: Chairperson Crow, Vice Chairperson Nyberg, Commissioners Crow, Cole, Wilfong, Nowakowski, and Heath.

City Staff Present: Jim Gruber, Chief Deputy City Attorney, Jamsheed Mehta, Development Services Director, Tabitha Perry, Executive Officer Special Projects, Alex Lerma, Planner, George Gehlert, Senior Planning Project Manager, and Samantha Cope, Recording Secretary.

CITIZEN COMMENTS

Chairperson Crow – Welcomed newest member Commissioner Heath.

Chairperson Crow called for citizen comments- None.

APPROVAL OF THE MINUTES

Vice Chairperson Nyberg made a motion to approve the March 4, 2021, both March 18, 2021, both April 1, 2021, and April 15, 2021 with one change recommended by Commissioner Nowakowski to March 18, 2021 minutes. Motion was seconded by Mr. Wilfong; all in favor, none opposed.

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

Chairperson Crow called for the public hearing items.

WOOLF CROSSING PLANNED AREA DEVELOPMENT (PAD) AMENDMENT

ZON21-11: A request by the City of Glendale on behalf of Woolf Family Enterprises, LTD, to amend the approved 2006 Woolf Crossing PAD. The proposal will remove residential, neighborhood park, and elementary school as permitted land uses, allow an expansion of commercial and Luke Compatible land uses, and establish development standards for approximately 300 acres. All other components of the existing PAD will remain as approved in the 2006 Woolf Crossing PAD. The site is generally located east of the southeast corner of Olive Avenue and Loop 303 Freeway (15551 West Olive Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Executive Officer, Special Projects, 623-930-2596

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

Commissioner Cole asked Ms. Perry the steps taken to notify the public. Ms. Perry went over the notification process.

Commissioner Nowakowski asked about development along the 303 corridor, if there was any City Council policy or direction given to staff regarding the desired development for that area. Ms. Perry explained the trend is towards commercial and industrial.

Chairperson Crow opened the public hearing and called for speakers in the audience.

1. Elisa Boyd.
2. Brenda Kirkpatrick.

Ms. Perry responded.

With no one further wishing to speak, Chairperson Crow closed the public hearing.

Chairperson Crow called for a motion.

Vice Chairperson Nyberg made a motion to recommend approval of ZON21-11, subject to the stipulations noted in the staff report. Commissioner Wilfong 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.

ZANJERO PASS PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZON21-01:

A request by Brennan Ray on behalf of Burch & Cracchiolo, P.A. representing owner DR Horton, for an amendment to the existing Zanjero Pass Planned Residential Development (PRD) zoning from R1-7 PRD, R1-8 PRD, and R1-10 PRD zoning to R1-6 PRD (50' Wide Lots), R1-6 PRD (45' Wide Lots), and R1-10 PRD zoning for 171.56 acres. The site is located north of the northeast corner of Olive Avenue and Citrus Road and is in the Yucca District. Staff Contact: Alex Lerma, Planner (623) 930-2810.

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

Questions from the Commission were answered by Mr. Lerma.

Mr. Brennan Ray on behalf of Burch & Cracchiolo, P.A., made a presentation to the Commission.

Chairperson Crow opened the public hearing and called for speakers in the audience.

1. Jim Hagedorn
2. David Krause
3. Steve Licano – filled out speaker card but did not speak. He opposed this application.

With no one further wishing to speak, Chairperson Crow closed the public hearing.

Chairperson Crow called for a motion.

Commission Harper made a motion to recommend approval of ZON21-05 subject to the stipulations in the staff report with one additional stipulation. Commissioner Crow seconded the motion, all voted in favor except Commission Nowakowski and Heath.

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

ZANJERO PASS PRELIMINARY PLAT PP21-01: A request by Brennan Ray on behalf of Burch & Cracchiolo, P.A. representing owner DR Horton, for approval of a Preliminary Plat for a 605-lot residential subdivision on the same property. The site is located north of the northeast corner of Olive Avenue and Citrus Road and is in the Yucca District. Staff Contact: Alex Lerma, Planner, alerma@glendaleaz.com, (623) 930-2810.

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

Mr. Brennan Ray on behalf of Burch & Cracchiolo, P.A., made a presentation to the Commission.

Chairperson Crow opened the public hearing and called for speakers in the audience.

1. David Krause
2. Jim Hagedorn

With no one further wishing to speak, Chairperson Crow closed the public hearing.

Chairperson Crow called for a motion.

Vice Chairperson Nyberg made a motion to approve PP21-01 subject to the stipulations in the staff report. 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.

BROTHERS AUTO SALES CONDITIONAL USE PERMIT CUP19-11: A request by Chris Doran of S.D.S. Consulting representing DEMAD LLC (property owner), for a Conditional Use Permit (CUP) to allow a used automobile sales and repair service business in the C-2 (General Commercial) zoning district. The site is located north of the northeast corner of 59th Avenue and Maryland Avenue (6517 North 59th Avenue) and is in the Ocotillo District. Staff contact: George Gehlert, Senior Planning Project Manager, (623) 930-2597.

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

Chris Doran of S.D.S. Consulting made a presentation to 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 Wilfong made a motion to approve CUP19-11 subject to the stipulations 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.

Vice Chairperson Nyberg recommended getting back to in person meetings, for the commission to receive the notified parties list in their packets and would like to know the legal statutory requirements for publication of legal notices.

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.

Chairperson Crow discussed vacating in July.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, July 1, 2021, at 6:00 p.m., at the Glendale City Hall, Council Chambers, 5850 West Glendale Avenue, Glendale, Arizona, 85301.

ADJOURNMENT

Chairperson Crow called for a motion to adjourn.

With no further business, the meeting was adjourned at 8:57pm.

Submitted by:

Samantha Cope
Recording Secretary