

**PLANNING COMMISSION MINUTES  
GLENDALE CITY HALL  
COUNCIL CHAMBERS  
5850 W. GLENDALE AVENUE  
GLENDALE, ARIZONA 85301  
SEPTEMBER 2, 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, Nowakowski, and Heath.

**Commissioner Absent:** Commissioner Wilfong was absent and excused.

**City Staff Present:** Jim Gruber, Chief Deputy City Attorney, Jamsheed Mehta, Development Services Director, Tabitha Perry, Interim Planning Manager, Edward Vigil, Senior Planning Project Manager, and Diana Figueroa, Recording Secretary.

**CITIZEN COMMENTS**

Chairperson Crow called for citizen comments.

Ms. Stella Greazzo, Cactus District, expressed her displeasure with the City Council approving small lot developments. She asked what is taking place with Sahuaro Ranch, as she felt the Park is being neglected just as the Glen Lakes Golf Course was neglected. She felt the citizens are not being heard by the Council; therefore, for this reason, she felt no one participates in the public hearings as they had in the past.

**APPROVAL OF THE MINUTES**

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to approve the August 5, 2021, Regular Meeting minutes as written. Commissioner Cole seconded the motion, which was approved unanimously.**

**WITHDRAWALS AND CONTINUANCES**

Chairperson Crow called for Withdrawals and Continuances.

**RAISING CANE'S CHICKEN FINGERS REZONING APPLICATION ZON21-10:** A request by Nordean Moussalem on behalf of PM Design Group, Inc., representing Phoenix Restaurant Properties LLC, for approval of a zone change from C-O (Commercial Office) zoning district to C-1 (Neighborhood Commercial) zoning district on a 0.51 acre. This site is located at the west of the southwest corner of 59<sup>th</sup> Avenue and Thunderbird Road and is in the Sahuaro District. Staff Contact: Joseline Castaneda, Planner, (623) 930-2823, [jcastaneda@glendaleaz.com](mailto:jcastaneda@glendaleaz.com)

This item was continued to the October 7, 2021, Public Hearing.

## **PUBLIC HEARING ITEMS**

Chairperson Crow called for the public hearing items.

**BICKMAN INDUSTRIAL REZONING APPLICATION ZON21-13:** A request by Benjamin Tate, Withey Morris, PLC., to rezone 75 acres from RR-45 (Rural Residential) to PAD (Planned Area Development) to allow a variety of mixed commercial and industrial uses. The site is located on the northwest corner of Glendale Avenue and Reems Road and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Chairperson Crow opened the public hearing and called for anyone wishing to speak.

Ms. Glory Williamson, Waddell resident, stated she was concerned about the cement trucks using Alsup Avenue and asked how the City would guarantee that there would not be truck traffic along Alsup Avenue.

Mr. Tate explained that cement trucks are smaller than 18 wheelers freight trucks. The freight trucks will use Northern Parkway and Glendale Avenue. Mr. Tate stated all construction traffic can be directed to use Glendale Avenue and Reems Road and not Alsup Avenue.

Chairperson Crow verified that the City has no jurisdiction over Maricopa County roads. Ms. Perry confirmed the City does not have jurisdiction.

With no further speakers, he closed the public hearing.

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-13 subject to the ten stipulations noted in the staff report with revisions to number #2 and number #4 and new stipulation #11 which read as follows:**

- 4. The developer shall provide a 40-foot right of way dedication for Alsup Avenue. The applicant/developer shall coordinate with Maricopa County regarding the roadway improvements for Alsup Avenue.**
- 6. If Maricopa County requires improvements to Alsup Avenue, then the developer shall place overhead powerlines on Alsup Avenue underground.**
- 11. The developer shall provide a 30-foot half street right of way dedication for Myrtle Avenue.**

**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.

**HOPEWELL REZONING APPLICATION ZON21-16:** A request by Shaine T. Alleman, Tiffany & Bosco, P.A., to rezone 103.78 acres from RR-45 (Rural Residential) to PAD (Planned Area Development) to allow a variety of mixed commercial and industrial uses. The site is located on the southwest corner of Northern Avenue and Reems Road, and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

Chairperson Crow opened the public hearing and called for anyone wishing to speak.

Ms. Glory Williamson, 7712 North Alsup Avenue, stated the driveways leading out of the proposed project lead directly into their residences. She stated the driveways should be located on Northern Avenue and along Reems Road. She is a long-time resident of the area. Ms. Williamson said she would like an 8-foot wall, an increased buffer of 200 feet, and most important, no driveways along Alsup Avenue.

Mr. Alleman was agreeable to adding the stipulation regarding the 100-year flood as well as a stipulation limiting the access to two along Alsup Avenue.

With no further speakers, he closed the public hearing.

Chairperson Crow called for a motion.

**Vice Chairperson Nyberg made a motion to CONTINUE this item to the October 7, 2021 Planning Commission Regular Meeting. Commissioner Heath 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.

- A. Legal notification - Ms. Perry requested a continuance to the October 7, 2021, Regular Meeting. The Commission approved.
- B. Planning Commission recommendations to City Council – Ms. Perry addressed Commissioner Nowakowski’s concern regarding the lack of providing the Planning Commission’s recommendations to the City Council. She explained it is a systematic issue. She added when there is a quick turnaround for a land use request, heard by the Planning Commission on a Thursday and then by the City Council the following Tuesday, the internal deadlines have passed. In the future, Staff will work with the City Clerk’s Office to revise these reports to include the Planning Commission’s recommendations.

**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 was none.

**NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for October 7, 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.

**Vice Chairperson Nyberg made a motion to ADJOURN. Commissioner Heath seconded the motion, which was APPROVED UNANIMOUSLY.**

With no further business, the meeting was adjourned at 7:52pm.

Submitted by:

Diana Figueroa  
Recording Secretary