

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

Commissioners Absent: Commissioner Cole was absent and excused.

City Staff Present: Jamsheed Mehta, Development Services Director, Tabitha Perry, Interim Planning Manager, Jim Gruber, Chief Deputy City Attorney, George Gehlert, Senior Planning Project Manager, Christina LaVelle, Planner, Alex Lerma, Planner, and Jonatan Ramirez, Associate Planner, 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.

Commissioner Wilfong made a motion to approve the November 4, 2021, Regular Meeting minutes as written. Vice Chairperson Nyberg seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Crow called for Withdrawals and Continuances.

CENTERLINE ON GLENDALE GENERAL PLAN AMENDMENT GPA21-11 AND REZONING APPLICATION ZON21-27:

A request by Stephen W. Anderson, on behalf of Gammage & Burnham, PLC, representing Saia Family Limited Partnership, for a Minor General Plan Amendment from HDR20 (High Density Residential 12.0 – 20.0 du/ac) to DMU (Downtown Mixed-Use) designation and Rezone for a 14.6 acres site from R-4 (Multiple Residence) zoning district to PAD (Planned Area Development) zoning district. The site is located southeast of the intersection of 67th and Glendale Avenues in the Ocotillo District. Staff Contact: Alex Lerma, Planner, (623) 930-2810, alerma@glendaleaz.com

Ms. Tabitha Perry, Interim Planning Manager, stated the applicant is requesting a continuance to the January 13, 2022, Planning Commission public hearing.

PUBLIC HEARING ITEMS

Chairperson Crow called for the public hearing items.

AMBERLIN ARROWHEAD GENERAL PLAN AMENDMENT GPA21-07 AND REZONING APPLICATION ZON21-19:

A request by Brian Greathouse, on behalf of Burch & Cracchiolo, PA, representing Empire Residential Communities Fund, III LLC, for a Minor General Plan Amendment from PC (Planned Commercial) to HDR-30 (High Density Residential 20-30 du/ac) designation and a Rezone for 7.44 acres site from PAD (Planned Area Development) zoning district to PAD zoning district to allow for an active adult (55+) senior multifamily development. The site is located north of the northwest corner of 51st Avenue and Bell Road in the Cholla District. Staff Contact: Alex Lerma, Planner, (623) 930-2810, alerma@glendaleaz.com

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

Mr. Brian Greathouse, on behalf of Burch & Cracchiolo, PA, applicant, was present and stated he was available for questions.

Chairperson Crow opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

Vice Chairperson Nyberg made a motion to RECOMMEND APPROVAL of General Plan Amendment GPA21-07 as written. Commissioner Nowakowski seconded the motion, which was APPROVED UNANIMOUSLY.

Commissioner Wilfong made a motion to RECOMMEND APPROVAL of Rezoning Application ZON21-19 subject to the two stipulations in the staff report. Vice Chairperson Nyberg seconded the motion, which was APPROVED UNANIMOUSLY.

Commissioner Nowakowski stated he notices and appreciates the attention to detail to protect the existing neighborhood.

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

GLENDALE PLAZA CONDITIONAL USE PERMIT CUP21-07: A request by Luis Aguilar, representing RKAA Architects, on behalf of HH-Glendale Plaza, LLC, for a Conditional Use Permit to allow an outdoor recreation area for a proposed fitness center in the C-2 (General Commercial) zoning district. The 6.7-acre property is located on the southwest corner of 43rd and Glendale Avenues at 4307 West Glendale Avenue in the Cactus District. Staff Contact: Alex Lerma, Planner, (623) 930-2810, alerma@glendaleaz.com

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

Mr. Luis Aguilar, representing RCAA Architects, on behalf of HH-Glendale Plaza, LLC, applicant, was present and stated he was available for questions.

Chairperson Crow opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

Commissioner Nowakowski made a motion to APPROVE Conditional Use Permit CUP21-07 subject to one stipulation in the staff report. Commissioner Wilfong seconded the motion, which was APPROVED UNANIMOUSLY.

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

THE PAWN SHOP RELOCATION PLAN CONDITIONAL USE PERMIT CUP21-11: A request by Neal Yukolis, of Sterling Holdings, for Conditional Use Permit (CUP) approval to permit a pawn shop in the C-2 (General Commercial) zoning district. The site is located at 9250 North 43rd Avenue, Suite 23, in the Cactus District. Staff Contact: Christina LaVelle, Planner, (623) 930-2553, clavelle@glendaleaz.com

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

Commissioner Nowakowski stated the applicant's hours of operations are different from the applicant indicated on his neighborhood notification letter. Ms. LaVelle clarified the hours in the narrative are correct.

Mr. Neal Yukolis, of Sterling Holdings, applicant, was present and stated he was available for questions. He said he was not opening a new shop, but only relocating his existing shop.

Chairperson Crow opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Chairperson Crow called for a motion.

Commissioner Crow made a motion to APPROVE Conditional Use Permit CUP21-11 subject to one stipulation in the staff report. Commissioner Wilfong seconded the motion, which was APPROVED UNANIMOUSLY.

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

TOLMACHOFF SUBDIVISION PRELIMINARY PLAT PP21-04: A request by Natalie Maikoski, EPS Group Inc., representing the Harry Tolmachoff Trust for Preliminary Plat approval

of a 71-lot subdivision, including a 17.9-acre parcel located at the northeast corner of 75th Avenue and Bethany Home Road in the Yucca District. Staff contact: George Gehlert, Senior Planning Project Manager, (623) 930-2597, ggehlert@glendaleaz.com

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

Ryan Johnson, 1890 West Aspen Avenue, Gilbert, applicant, was present and made a brief presentation.

Chairperson Crow opened the public hearing.

Ms. Terry Star, Rose Lane, stated she was concerned about single lane along Claremont Street. She stated there are many vehicles, including a garage truck today, that struggle with the turning radius along this corner. She stated either Beazer, or the City of Glendale, needs to widen Claremont Street. In addition, she stated there is flooding issues along 74th Avenue. Although it was addressed, she felt the situation is now worse. She said the speed limits are not enforced currently. She would appreciate someone looking into these concerns.

Mr. Steve Poole, Claremont Street, stated there is no way two vehicles can be on Claremont Street simultaneously. Mr. Poole indicated he is very familiar with traffic impact studies. He said this study occurred in April 2020 when people were working from home and the schools were closed due to the pandemic. He said the philosophy is 'due no harm' to the existing neighborhoods. He said whatever improvements Beazer makes to Claremont Street should make Claremont Street into a safe street.

Ms. Karen Aborne, Griffin Lane, stated she is concerned about the schools surrounding this neighborhood closing. She added this development is in the Sky Harbor flight path. She was also very concerned about the safety of the residents and drivers along Claremont Street. She added it was difficult for her to participate in the virtual neighborhood meeting due to a disability.

Mr. Johnson spoke about the traffic analysis.

Commissioner Heath asked what accommodations were made for those interested to attend the virtual, neighborhood meeting.

Mr. Johnson explained they met the legal requirements and they were not aware of Ms. Aborne's desire to participate in the neighborhood meeting.

In response to a concern from Commissioner Nowakowski, Mr. James Alexander, 1284 East Spur Avenue, Gilbert, stated there are two owners of the rights of ways. He also provided information regarding the retention at the southeast corner of 74th Avenue and Bethany Home Road.

Commissioner Nowakowski expressed that he sees the effort made to buffer to the existing neighborhood and it is appreciated; although he recognizes there is a traffic concern at 74th Avenue and Claremont Street.

Ms. Mary Kay Wonner, Cavalier Drive, stated she is concerned about the traffic at 75th Avenue and Bethany Home Road. She would like larger lots similar to the lot she owns and where she resides. She wants the corner to be made safe.

With no additional speakers, the public hearing was closed.

Ms. Perry stated she would like to reassure the Commission that the city is working to find solutions to the Claremont Street concerns.

Commissioner Crow wanted to ensure that City staff would work diligently to find a solution.

Commissioner Heath expressed his concern regarding the issue of a disabled person not being able to attend a public meeting.

Mr. Gruber stated that staff can look into the concern although city staff felt the issue had been addressed.

Chairperson Crow called for a motion.

Vice Chairperson Nyberg made a motion to APPROVE Preliminary Plat PP21-04 subject to five stipulations in the staff report. Commissioner Wilfong seconded the motion.

The motion was APPROVED with a vote of 5 to 1 (Heath).

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

OTHER BUSINESS

Chairperson Crow called for Other Business. There was none.

PLANNING STAFF REPORT

Chairperson Crow called for the Planning Staff Report.

Mr. Jonatan Ramirez, Associate Planner, made a presentation regarding new development occurring around the Loop 303 referred to as the New Frontier.

Ms. Perry announced after 25 years of service Ms. Figueroa would be retiring. The Commission thanked her for her dedication.

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 January 13, 2022, 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.

Commissioner Wilfong made a motion to ADJOURN. Commissioner Cole seconded the motion, which was APPROVED UNANIMOUSLY.

With no further business, the meeting was adjourned at 8:10pm.

Submitted by:

Diana Figueroa
Recording Secretary

DRAFT