

DRAFT



**MINUTES
PLANNING COMMISSION
COUNCIL CHAMBERS
5850 W. GLENDALE AVE.
GLENDALE, ARIZONA 85301
JANUARY 13, 2022
6:00 P.M.**

1. CALL TO ORDER

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

2. ROLL CALL

Present: Vern Crow, Chair
Edwin Nyberg, Vice Chair
Tom Cole, Commissioner
John Crow, Commissioner
Martin Nowakowski, Commissioner
Warren Wilfong, Commissioner

Absent: John Geurs, Commissioner (Excused)

Also Present: Tabitha Perry, Interim Planning Director
James Gruber, City Attorney
Edward Vigil, Senior Planner
Lisa D. Wilson, Recording Secretary

3. CITIZEN COMMENTS

Chairperson Crow called for citizen comments. There were none.

4. APPROVAL OF THE MINUTES

Chairperson Crow called for a motion.
Commissioner Cole made a motion to approve the December 2, 2021, Regular Meeting minutes as revised,
Vice Chairperson Nyberg seconded the motion.

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Crow

Commissioner Martin Nowakowski
Commissioner Warren Wilfong
Other: Commissioner (Excused) John Geurs (ABSENT)
Passed

5. WITHDRAWALS AND CONTINUANCES

Chairperson Crow called for Withdrawals and Continuances, there were none.

6. PUBLIC HEARING ITEMS

Chairperson Crow called for the public hearing items

1. **1. ZON21- 26 CROW 303 AZ REZONING:** A request by Michael Buschbacher II, with Hunter Engineering Inc., to rezone approximately 146 acres from RR-45 (Rural Residential) to PAD (Planned Area Development) to allow a variety of mixed general commercial and industrial land uses. The site is located at the southeast corner of Glendale Avenue and Alsup Avenue and is in the Yucca District. Staff Contact: Edward Vigil, Planner, evigil@glendaleaz.com.

Mr. Edward Vigil provided Staff's presentation.

Michael Buschbacher II, with Hunter Engineering Inc./Jack Herrill-Crow Holdings Industrial, applicant, made a presentation

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

Commissioner Cole asked based on the Last name of the applicant if there was any relation Known between the applicant and members of the commission.

Mr. Vigil indicated no relationship was known.

Commissioner Nowakowski asked what kind of business would be going into the buildings G, F &E as well as traffic impact.

Planner Mr. Vigil indicated no specific business are in mind now, but they would comply with the zoning requirements

Commissioner Crow inquired about the absence of the mailing labels from the CPP notification.

Tabitha Perry, Interim Planning Director, indicated the process is to have a blank page indicating the list is not included.

Martin Nowakowski inquired about a letter or statement from Luke Air Force Base approving the proposed action and asked for details regarding access to a referenced gate.

Planner Mr. Vigil stated he has a letter of agreement from Luke Air Force Base (LAFB) dated July 9th,2021. The letter stated as long as all the typical LAFB design requirements such as, the height being 55ft; the types of uses; as well as United

States Government easement being a no build zone needed to be maintained are met, they were in agreement with the project. Mr. Vigil also stated he had a phone call with LAFB for further clarification of the easement no build zone, which was clarified to be nothing of any height on the easement however gravel or ground cover was allowed. Mr. Virgil stated LAFB had gates along the property line and a current dirt road that came off Aslup Avenue on the south portion of the property and both needed to remain to be accessible.

Chairperson Crow stated the LAFB letter is normally in the packet or at least a statement saying the letter was received and available.

Mr. Vigil stated he would inform the management team to include the LAFB letter in future applications.

Applicant Michael Buschbacher of Scottsdale AZ made a presentation Indicated the roads were being negotiated with the county, and it is still in process.

Chairperson Crow called for comments, they were none.
Chairperson Crow called for any further comments from Planner Mr. Vigil, they were none.

Mr. Scott Johnson of Litchfield Park voiced his concerns about the impact the rezoning would have on the roads and what improvements to the roads are being proposed.

He also had concerns about the effects on irrigation as well as what types of streetlamps would be used. Mr. Johnson also indicated that the Signage of public notice had an error on it in relation to annexation.

Applicant Buschbacher, indicated the sign did have an error that was corrected once he became aware of it

Planner Vigil indicated the design review application would be submitted and at that time what streetlights being used, irrigation specifics would be specified at that time, however the Land development engineer did approve the conceptual plans and any lights used would have to comply with city ordinance.

Tabitha Perry, Interim Planning Manager, stated no impact to the irrigation to the Mr. Johnson property. Ms. Perry also confirmed if Mr. Johnson could get updates on the design review by staying in touch with the planning department.

Chairman Crow Called to close the public hearing. Chairman Crow called for comment or discussions.

Vice Chair Nyberg questioned the error on the sign posted on the site as regarding supplying the public with proper legal notification.

Attorney James Gruber indicated the intent to notify the public was complete with the sign being posted on the correct property of discussion of the application.

Chairman Crow asked for any further discussion, there was none.

Chairman Crow called for a motion.

Commissioner Nowakowski made motion to approve ZON21- 26 CROW 303 AZ REZONING subject to the stipulation as listed in the staff report.
Vice-Chair Nyberg Second the motion.

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Crow
Commissioner Martin Nowakowski
Commissioner Warren Wilfong
Other: Commissioner (Excused) John Geurs (ABSENT)
Passed

2. **Mr. Gruber, Chief Deputy City Attorney, stated these recommendations would be forwarded to the City Council for final action.**

7. **OTHER BUSINESS**
Chairperson Crow calls for other business

1. **ADOPTION OF THE 2022 PLANNING COMMISSION WORKSHOP AND VOTING MEETING SCHEDULE**
Presented by: Tabitha Perry, Interim Planning Manager
Ms. Perry requested a vote to finalize the schedule moving the meetings to the fourth Thursday of the month with the second Thursday being used as needed.

Chairman Crow calls for questions and comments

Commissioner Nowakowski asked consideration to be given for Holiday specifically on November 24th and December 22nd.
Vice Chair Nyberg wanted to confirm July be vacated unless there was an urgency.

Ms. Perry confirmed the holidays would be taken into consideration and with no meeting in July however, there may be a need to have two meetings in June depending on the volume of cases.

Chairman Crow called for a motion to have the Planning Commission meeting on the 4th Thursday of the month at 6:00 pm

Vice Chair Nyberg moved to adopt the meeting schedule of 2022 to the fourth Thursday of the month at 6:00 pm with the modifications for July, November, and December.
Commissioner Cole Second the motion,

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Crow
Commissioner Martin Nowakowski
Commissioner Warren Wilfong
Other: Commissioner (Excused) John Geurs (ABSENT)
Passed

8. PLANNING STAFF REPORT
Chairperson Crow called for the Planning Staff Report

- a. Tabitha Perry, Interim Planning Manager assured the commission of the commitment to excellence and would address the planners on verifying all agreed material are included in the packets.

Commissioner Cole suggested return receipt or verification of delivery be investigated as a confirmation of notification

Ms. Perry indicated she would have that investigated and report back.

9. COMMISSION COMMENTS AND SUGGESTIONS
Chairman Crow welcomed the new Recording Secretary Lisa Wilson

10. NEXT MEETING

The next regular meeting of the Planning Commission is tentatively scheduled for February 24, 2022, at 6:00 p.m., in the Council Chambers located at 5850 W. Glendale Ave, Glendale, Arizona, 85301.

11. ADJOURNMENT

Chairman Crow called for a motion to adjourn

Vice Chair Nyberg made a motion to adjourn and Commissioner Cole second, the motion was approved unanimously

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Crow
Commissioner Martin Nowakowski
Commissioner Warren Wilfong
Other: Commissioner (Excused) John Geurs (ABSENT)
Passed

The Planning Commission meeting minutes of _____, 2022 were submitted and approved this ____ day of _____, 2022.

Lisa D. Wilson
Recording Secretary