

# DRAFT



**MINUTES  
PLANNING COMMISSION SPECIAL WORKSHOP  
COUNCIL CHAMBERS  
5850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301  
FEBRUARY 24, 2022  
5:30 P.M.**

**1. CALL TO ORDER**

Chairperson Crow called the meeting to order at approximately 5:30 p.m.

**a. ROLL CALL**

Present: Vern Crow, Chair  
Gary Hirsch, Vice Chair  
Tom Cole, Commissioner  
John Crow (Arrived Late), Commissioner  
John Geurs, Commissioner  
Martin Nowakowski, Commissioner  
VACANT, Commissioner

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

**2. ITEMS**

Chairman Crow turned the Meeting over the Tabitha Perry Interim Planning Manager Ms. Perry introduced the text amendment for medical marijuana on the agenda for discussion.

**a. ZONING ORDINANCE TEXT AMENDMENT ZTA22-XX: ZONING ORDINANCE AMENDMENT TO SECTION 7.800 (MEDICAL MARIJUANA).**

**George Gehlert, Senior Planning Project Manager made the presentation.**

Planner Gehlert wanted the commission to discuss revisions to the current Medical Marijuana code (Sec. 7.800)

The staff is recommending 2 primary changes; A requirement for Submittal and approval of a plan for containment of related dust, fumes, vapors and odors and, the second was allowing Medical Marijuana Dispensary in the following, Light Industrial (M-1) and Heavy Industrial (M-2) zoning districts.

Commissioner Nowakowski had concerns the orders and sharing the same air ducts if it isn't a stand-alone building.

Chair Crow agreed addressing it from the start would be best.

Commissioner Cole asked who would be responsible for enforcing the submittal and approval and how would it be enforced.

Ms. Perry indicated the planning department and building, and safety would partner to enforce and rectify the situation.

Vice Chair Hirsch agreed there needs to be specifics to address the odor.

Chairman Crow indicated the design would need to be such as the airflow would mitigate the odor.

Ms. Perry informed the commission the planning department would work with the appropriate parties to figure out performance standard and guidelines for proper air quality.

Chairman Crow indicated they want 0 emissions.

Commissioners Geurs asked if there would be a check for the airflow quality in the final inspection before the occupancy permit is issued.

Planner Gehlert said they would work that out.

Commissioner Geurs asked for clarification of the deletion of on the Medical Marijuana Infusion (or Manufacturing) Facility as it pertains to the cultivation facility, if it means they could be together or separate.

Planner Gehlert confirmed Manufacturing and Cultivation could be occupied together with the amendment. Planner Gehlert further confirmed dispensaries in commercial zones have to be 1 mile apart and, verified there is no change to infusion centers in industrial sites.

Vice Chair Hirsch wanted to discuss should they introduce dispensaries in industrial areas.

Commissioner Cole said light industrial would make more sense.

Vice Chair Hirsch indicated he doesn't support the use of marijuana

Commissioner Cole wanted to know where these facilities are currently.

Planner Gehlert said he could research and get back to the commissions

Ms. Perry asked the commission for a consensus to further research and get more information to finalize a plan bring it back before the commission at a workshop before the public hearing.

Ms. Perry also confirmed that because of state law changes the city would need to update certain language.

Planning Commission gave unanimous consensus to move forward with the research to finalize the language.

**3. NEXT MEETING**

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

**4. ADJOURNMENT**

**Chairperson Crow asked for a motion to adjourn.**

**Commissioner Cole made a motion to adjourn the meeting. Vice Chair Hirsch seconded the motion, which was approved unanimously.**

The Planning Commission meeting minutes of \_\_\_\_\_, 2022 were submitted and approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Lisa Wilson  
Recording Secretary