

DRAFT



MINUTES

**PLANNING COMMISSION
COUNCIL CHAMBERS
5850 W. GLENDALE AVE.
GLENDALE, ARIZONA 85301**

**MAY 26, 2022
6:00 P.M.**

1. CALL TO ORDER

Chairperson Crow called the meeting to order at approximately 6:00 pm

2. ROLL CALL

Present: Vern Crow, Chair
Edwin Nyberg, Vice Chair
Tom Cole, Commissioner
John Crow, Commissioner
John Geurs, Commissioner
Martin Nowakowski, Commissioner arrived late

Also Present: Tabitha Perry, Planning Manager
James Gruber, Deputy City Attorney
Lisa D. Wilson, Recording Secretary
George Gehlert, Senior Planner
Christina Lavelle, Senior Planner

3. CITIZEN COMMENTS

Chairperson Crow called for citizens comments on items not on the agenda, there were no comments.

4. APPROVAL OF THE MINUTES

Chairperson Crow called for an approval of the regular meeting minutes for February 24th and April 28th 2022
Commissioner Geurs Made a motion to approve the minutes and Commissioner Crow 2nd the motion passed.

- a. Minutes of February 24, 2022, Special Workshop

- b. Minutes of April 28, 2022 Regular Meeting

5. WITHDRAWALS AND CONTINUANCES

Chairperson Crow asked if there were any withdrawals or continuances, there were none

6. PUBLIC HEARING ITEMS

Chairperson Crow called for Public Hearing items and limited public comments to 5 minutes in length

- a. CUP22-02 QuikTrip Conditional Use Permit - SEC 83rd Avenue and Glendale Avenue-A request by Brian Greathouse, on behalf of Burch & Cracchiolo, PA, representing Fortis Glendale LLC for a Conditional Use Permit to allow a gas station and convenience store on 2.79 acres within an existing Planned Area Development, known as G83 PAD. The site is located at the Southeast corner of North 83rd Avenue and West Glendale Avenue; and is in the Yucca District. Staff Contact: George Gehlert, Senior Planner 623-930-2597. Mr. Gehlert made the staff presentation. Chairperson Crow called for questions from the commission, Commissioners had no questions.

Brian Greathouse made the applicant presentation.

Chairman Crow called for questions to the applicant, there were none.

Chairman Crow having no speaker cards or questions closed the public hearing

Commissioner Geurs made a motion to approve CUP22-02 subject to stipulations, Commissioner Cole Second the motion.

AYE:

Chair Vern Crow

Vice-Chair Ed Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner John Geurs

PASSED

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

- b. ZON22-02 Vision 2-A request by City of Glendale on behalf of Emrland LLLP and Ferrantino Enterprises AZ LLC to rezone approximately 161 acres from A-1 (Agricultural), BP (Business Park), and PAD (Planned Area Development) to the PAD zoning district. The PAD zoning will allow for a mixed-use development titled Vision 2. The site is located south of Glendale Avenue, and west of the Loop 101 and is in the Yucca District. Staff Contact: Tabitha Perry, Planning Manager, (623) 930-2596, tperry@glendaleaz.com

Ms. Perry made preliminary comments and introduction.

Ms. Lavelle made the staff presentation.

Chairperson Crow asked for confirmation of stipulation 70- or 75-foot designation.
Ms. Lavelle confirmed it is 75 feet.

Chairman Crow called for questions from the Commission
Vice-Chair Crow asked if the City was the applicant or a private entity
Ms. Perry clarified the site is privately owned however the City is asking for the application to be initiated therefore the city is the applicant.

Chairman Crow having no speaker cards or questions closed the public hearing
Commissioner Crow made a motion to approve CUP22-02 subject to stipulations in the staff report, Commissioner Cole 2nd the motion

Commissioner Nowakowski arrived

AYE:

Chair Vern Crow

Vice-Chair Ed Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski ABSTAINED

Commissioner John Geurs

PASSED

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

- c. ZON22-05-Airpark 30 - A request by Jack Gilmore, on behalf of Gilmore Planning and Land Architecture, representing Airpark 30 LLC, for rezoning of 84.6 acres from M-1 (Light Industrial) to PAD (Planned Area Development). The site is located North of the Northwest corner of West Bethany Home Road and North Litchfield Road; and is in the Yucca District. Staff Contact: George Gehlert, Senior Planner 623-930-2597.

Mr. Gehlert made the staff presentation

Chairman Crow called for questions from the Commission

Chairman Cole asked for clarification if the property was in the City of Glendale and pointed out the Rural Fire Dept does not respond to call within the city of Glendale.

Mr. Gehlert confirmed the property was located in the City of Glendale

Mr. Jack Gilmore made the applicant presentation

Chairman Crow called for questions

Commissioner Cole asked if the letter from Paul Vanderveen was referring to the South property if so he would wait to comment

Mr. Gehlert confirmed it was the south property

Commissioner Geurs asked how many trucks they are expecting on Litchfield Rd when the project is finished

Mr. Gilmore didn't have a specific number of trucks.

Chairperson Crow with no further questions from the commissions open the floor to those who submitted speaker cards

The citizens talked in opposition of the project the concerns being landscapes, increased traffic of semi-trucks on the road all hours of the day and nights, if you could turn North and South from the exits of the proposed site, putting a stop light on Bethany and Litchfield Rd.

Also, a concern about the speed of the roadway and the number of accidents in relation to the speed and lack of a sturdy barrier between the home and the street.

Don Leonard 4003 N Evergreen St, Buckeye AZ

Mark Thomas Dreaming Summit Litchfield Park

Mr. Gehlert indicated that the traffic study has been done with improvements put in to address the extra traffic, and a traffic signal is on ZON22-06.

Mr. Gilmore indicated they did a full traffic analysis.

Chairman Crow closed the public hear and asked for a motion

Commissioner Crow made a motion to approve ZON22-05, Commissioner Cole 2nd

Commissioner Geurs asked if Mr. Thomas received a letter regarding the project, if all residents on the sides outside the vacant lot got notified, and wanted to know if there was anything that can be done in relation to sound barrier for the neighbors.

Mr. Gehlert indicated all those within 300 feet are notified

Commissioner Nowakowski asked is it correct that Litchfield Rd. side of the project has the biggest buffer with the most landscaping

Mr. Gehlert indicated all designs would need to be approved on each building.

Commissioner Geurs asked if the city could look into reducing the truck noise for the residents

Mr. Gehlert stated the residents are in Maricopa County outside the Glendale jurisdiction.

Mr. Gilmore indicated the setback on the North is 160 feet from the site frontage on Litchfield Rd and an additional 75 feet on the South side. As the landscaping fills it will help with the noise however the jet noise is far worse than the truck noise.

Chairman Crow called for a vote

AYE:

Chair Vern Crow echoed the comments of Commissioners Cole and Nowakowski

Vice-Chair Ed Nyberg

Commissioner Tom Cole - explained his vote asking the City be sensitive to the neighbors in regard to noise

Commissioner John Crow

Commissioner Martin Nowakowski - explained his vote remember the mention the 75-foot setback and 160 setback

Commissioner John Geurs

PASSED

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

- d. ZON22-06 - A request by Jack Gilmore, on behalf of Gilmore Planning and Land Architecture, representing Airpark 30 LLC, for rezoning of 60.7 acres from M-1 (Light Industrial) to PAD (Planned Area Development). The site is located at the Southwest corner of West Bethany Home Road and North Litchfield Road; and is in the Yucca District. Staff Contact: George Gehlert, Senior Planner 623-930-2597.

Mr. Gehlert made staff presentation

Chairperson Crow called for questions from the commission

Commissioner Geurs asked to verify the location of the access point and where Maricopa County land begins

Mr. Gehlert indicated the focus was looking North verified the right of the road was Maricopa County. He also indicated all the developments would be on the Glendale side and there is an additional 10 feet of right of way and the half street improvements.

Mr. Gilmore all improvements will be on the City of Glendale side. He has met with Luke Air Force Base and complied with their requirements. Mr. Gilmore had a call with Paul Vanderveen increasing the wall height to 10 foot screen, and they will be increasing tree count on the South side to make a hedge to block the truck dock.

Commissioner Cole stated appreciate the applicant for working with the neighbors.

Mr. Paul Vanderveen W. Grand Ave Surprise AZ of Sun Health stated that they have been working with Mr. Gilmore, and he is addressing all the concerns, and they were no longer in opposition.

Mr. Mark Thomas Dreaming Summit Litchfield Park requested that for the reason previously stated the project be denied

Mr. Don Leonard N. Evergreen St Buckeye AZ spoke as a member of the church neighboring the property in opposition due to the building heights, the mix use designation, the number of vehicles coming to the property and the additional traffic overall.

Alex Boles N 63rd St, Scottsdale AZ stated he met with the church leaders on 3 different occasions address their concerns

Commissioner Nowakowski asked if the property would be developed at the same time

Mr. Boles indicated the North would be phase 1 and phase 2 would be 12-18 months later.

Chairman Crow closed the public hearing and called for a motion

Commissioner Nowakowski made a motion to approve ZON22-06 subject to the stipulations in the staff report, Vice-Chair Nyberg second the motion

AYE:

Chair Vern Crow

Vice-Chair Ed Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

Commissioner John Geurs

PASSED

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

7. OTHER BUSINESS

Chairperson Crow called for any other business
Ms. Perry indicated there was no other business

Commissioner Crow welcome backed Vice-Chair Nyberg
Commissioner Cole asked if City Council have a conduit for communicating with the Planning Commission in relation to conduct or actions as commissioners. if there is any methodology for communicating in relation to commissioner actions.
Ms. Perry said she would research and get back to the commission

8. PLANNING STAFF REPORT

- a. Ms. Perry indicated there was no staff reports.

9. COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Crow congratulated Ms. Perry on her promotion to Planning Manager and welcome back Vice-Chair Ed Nyberg

10. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for June 23, 2022 at 6:00 p.m., in the Council Chambers located at 5850 W. Glendale Ave, Glendale, Arizona, 85301.

11. ADJOURNMENT

Chairperson Crow called for a motion to adjourn.
Vice-Chair Nyberg made a motion to adjourn and Commissioner Cole 2nd the motion.
All commissioners AYE the meeting was adjourned

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

Lisa Wilson
Recording Secretary