

DRAFT



MINUTES

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

**JUNE 23, 2022
6:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

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

Absent: John Geurs , Commissioner Excused Absence

Also Present: Tabitha Perry, Planning Manager
James Gruber, City Attorney
Lisa D. Wilson, Recording Secretary
Joseline Castaneda , Planner
Alex Lerma , Senior Planner
Edward Vigil, 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 May 26th 2022 Vice-Chair Nyberg Made a motion to approve the minutes and Commissioner Cole 2nd the motion passed.

- a. Planning Commission Minutes of May 26th 2022**

5. WITHDRAWALS AND CONTINUANCES

Chairperson Crow asked if there were any withdrawals or continuances, Ms. Perry indicated there was one continuance CUP22-03, and it would be heard at the next meeting which will be August 25th 2022
CUP22-03 Imperator Gun Shop-Home Occupation Class II - A request by David Lee, for a Conditional Use Permit to allow the sale of firearms as a Home Occupation Class II in the R1-6 (Single Residence) zoning district. This site is located at 4820 W Montebello Avenue. It is in the Cactus District. Staff Contact: Christina LaVelle, Senior Planner Project Manager, (623) 930-2553.

6. PUBLIC HEARING ITEMS

- a. CUP21-13 - Taco Bell Restaurant - 4346 W Glendale Ave - A request by Karissa Pankratz on behalf of GLMV Architecture representing Hualapai Investments Inc. for a Conditional Use Permit to allow for a drive-through restaurant in the C-3 (Heavy Commercial) zoning district. The site is located west of the northwest corner of 43rd Avenue and Glendale Avenue in the Cactus District. Joseline Castaneda Planner (623)-930-2823

Ms. Castaneda made the staff presentation.

Chairperson Crow called for questions from the commission., Commissioners had no questions.

Karissa Pankratz made the applicants' presentation.

Chairperson Crow called for questions

Commissioner Cole asked for clarification if the building was just being de-imaged what part or if the building was being demolished.

Ms.Pankratz confirmed the current Taco Bell is being leased, and they will remove images from the building, the nightclub will be demolished for the new Taco Bell.

Chairman Crow not having any speaker cards or questions and with no final comments closed the public hearing.

Commissioner Cole moved to approve CUP21-13 subject to findings and stipulations, Vice-Chair Nyberg 2nd the motion

AYE:

Chair Vern Crow

Vice-Chair Ed Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

PASSED

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

- b. ZON21-24 Rovey Farms/ Legacy Place PRD - A request by Matt Telban on behalf of Shea Homes representing Emrland LLLP, to rezone approximately 120 acres of land from R1-6 (Single Residence) zoning to R1-6 PRD (Single Residence, Planned Residential Development) zoning district to allow a 425 single-family residential subdivision of various lot sizes. The property is located on the southwest and southeast corner of Northern Avenue and 75th Avenue in the YUCCA and Ocotillo districts. Staff Contact: Alex Lerma, Senior Planner Project Manager, (623) 930-2810.

Mr. Lerma made he staffs presentation.

Chairperson Crow called for questions form the commission.

Commissioner Cole asked for explanation of how the parking would work, if the applicant is asking for the parking requirement to be changed.

Mr. Lerma confirmed the applicant is not deviating form the required parking standard, 2 spaces with one covered.

Commissioner Cole noted that in the applicants' presentation it appeared that they were asking for the parking requirement to be removed. Commissioner also asked where they were with the approval from Peoria.

Chairperson Crow asked if there were any other questions from the Commission, they were none.

Paul Gilbert made the applicants' presentation.

The applicant confirmed they will be complying with the Glendale parking requirements.

Chairman Crow called for any questions, there were none. Not having any speaker cards or further comments the public hearing was closed.

Chairman Crow called for a motion

Commissioner Crow made a motion to approve ZON21-24 subject to stipulations in the staff report, Vice-Chair Nyberg 2nd the motion

Chairman Crow reopened the public hearing to allow for citizens comment.

Steve Ogle

7835 W. Northern Ave, Glendale AZ

Had a concern about access to his house and not having seen any maps.

Chairman Crow informed him Mr. Lerma would be able to provide him with the maps of the area.

Charman Crow closed the public hearing and took a roll call vote.

AYE:

Chair Vern Crow

Vice-Chair Ed Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

PASSED

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

- c. ZON22-04 Thompson Thrift PAD Amendment located at the SEC of Northern Avenue & 99th Avenue - A request by Wendy Riddell, on behalf of Berry Riddell, LLC., for a rezoning application to amend the existing Thompson Thrift PAD (Planned Area Development). The site is located on the southeast corner of 99th Avenue and Northern Avenue; and is located in the Yucca District. Staff Contact: Edward Vigil, Senior. Planner Project Manager (623)930-3071.

Mr. Vigil made the staffs' presentation.

Chairperson Crow called for questions from the commission, Commissioners had no questions.

Wendy Riddell made the applicants presentation

Chairman Crow called for questions for the applicant, there were none. Having no speaker cards or further comments the Chair closed the public hearing.

Commissioner Cole made a motion to approve ZON22-04 subject to stipulations contained in the staff report. Commissioner Crow 2nd the motion.

AYE:

Chair Vern Crow

Vice-Chair Ed Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nawokowski

PASSED

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

7. OTHER BUSINESS

a. UDC UPDATE

Ms. Perry informed the commission the rewrite for the zoning regulations has entered the public involvement phase. With the next phases including a public meeting, Planning Commission workshop, City Council Workshop and City Council meetings Commissioner Cole and Chairman Cole thanked staff for providing the UDC with highlighted changes well in advance.

8. PLANNING STAFF REPORT

- a. Ms. Perry also gave a summarization of the previous fiscal year in the number of cases heard by the commission and thanked the Commission for all their service and hard work, Thank you.

9. COMMISSION COMMENTS AND SUGGESTIONS

10. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for August 25th 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