



**MINUTES**  
**DRAFT**  
**PLANNING COMMISSION**  
**COUNCIL CHAMBERS**  
**5850 W. GLENDALE AVE.**  
**GLENDALE, ARIZONA 85301**  
**September 22, 2022 6:00 P.M.**

**1. CALL TO ORDER**

Chairman Vern Crown called Planning Commission Meeting to order.

**2. ROLL CALL**

Present:

Vern Crow, Chair PRESENT  
Edwin Nyberg, Vice Chair PRESENT  
Tom Cole, Commissioner PRESENT  
John Crow, Commissioner PRESENT  
John Geurs, Commissioner PRESENT  
Martin Nowakowski, Commissioner PRESENT

Also Present:

Tabitha Perry, Planning Manager PRESENT  
James Gruber, Deputy City Attorney PRESENT  
Lisa D. Wilson, Recording Secretary PRESENT  
George Gehlert, Senior Planner PRESENT  
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**

a. Planning Commission Regular Meeting and Planning Commission Workshop Meeting Minutes of August 25, 2022. Chairperson Crow called for an approval of Planning Commission Regular Meeting and Planning Commission Workshop Meeting Minutes of August 25, 2022.

a. Planning Commission Regular Meeting Minutes of August 25, 2022.

- b. Planning Commission Workshop Minutes of August 25, 2022.

## 5. **WITHDRAWALS AND CONTINUANCES**

Chairperson Crow asked for any withdrawals or continuances, there were none.

## 6. **PUBLIC HEARING ITEMS**

- a. GPA22-04 and ZON22-07 - A request by Ashley C. Marsh / Gammage and Burnham PLC, representing property owner, 6504 North 67<sup>th</sup> Avenue LLC, for a minor General Plan Amendment from HDR-20 (High Density Residential, 12-20 units/acre) to HDR-30 (High Density Residential, 20-30 units/acre) for the east approximately 15 acres portion of the subject property; and a zone change from R-4 (Multiple Residence) to PAD (Planned Area Development) for the entire approximately 30.04 acres. The site is located at the northwest corner of West Maryland Avenue and North 67<sup>th</sup> Avenue; and is in the Ocotillo district. Staff Contact: George Gehlert, Senior Planner.

Mr. Gehlert made the staff presentation.

Chairperson Crow called for questions from the Commission.

Commissioner Crow asked if Glendale Union Elementary returned the certificate or responded. Mr. Gehlert indicated he would let the applicant respond.

Applicant Ashley Marsh made the applicant presentation. The applicant indicated they have been working with the school since the Pre-App stage and had no indication the additional students would be an issue. They do not have the signed document currently and confirmed it was not for any reason.

Carole Speth, W. Sierra Vista Drive Glendale - Ms. Smith had questions/concerns on the following subjects; Why couldn't the project be done with the current R4, if the 3-story buildings were sunken, if there will be a deceleration lane, trash and recycling facing the neighborhood, 69<sup>th</sup> Ave. and sidewalks be widened; irrigation by the site, internet and phone service going out, vacancy rate in the area, what would be the difference between affordable housing and voucher housing and will it be gated.

Mr. Gehlert explained the R4 would have them build out instead of up, using more land. The northern most access on 67<sup>th</sup> southbound right turn deceleration lane. 69<sup>th</sup> will be developed to its full width. Internet and phone service isn't part of the project. The project will be gated.

Ms. Marsh indicated it is not section 8 or voucher, it is percentage of income-based housing.

Mr. Owen Metz further confirmed it would be income based, for Dominion housing there are 100% full of waitlist. He did not have any data on vacancy rate for the specific area.

Commissioner Nowakowski asked for clarification of the income requirement is it possible to lose housing if you make more money?

Mr. Metz confirmed it is a one-time income verification, salary could increase without jeopardizing housing.

Commissioner Geurs asked in the age restricted area do they allow grandchildren. Also, if there is a way to move trash

Mr. Metz indicated that one person is 55 or older and the rest must be over 40. The applicant indicated it is normally having trash enclosures with sound buffers but will investigate possibly moving it.

Ms. Leslie Sheeler, W. Maryland Ave Glendale AZ- Ms. Sheeler had questions/concerns about the traffic study specifically It being done prior to a school merger and increasing traffic on Maryland Ave; Teacher to Student ratio at Challenger Middle School as it relates to quality education.

Chairperson Crow asked if the school doesn't respond can the case move forward

Mr, Gehlert stated a response was not mandatory just the notification to the school.

Ms. Perry pointed out the clause stating if no response was received adequate space in the school is available and offered to have the applicant continue to reach out to the school for the form.

Commissioner Geurs asked to clarify if they built under the current zoning of R4 would they estimate more or less students.

Chairperson Crow explained Mr. Gehlert's answer there would be more students under the R4.

Commissioner Crow asked if Mr. Gehlert could speak to the traffic study.

Mr. Gehlert stated with the senior living component there should be less traffic than with 600+ regular units.

Commissioner Cole asked about the walking distance between development and Challenger Middle School would most parents go to pick up the students

Ms. Perry said staff wasn't in the position to quantify those types of numbers, they could only give an educated guess.

Commissioner Nowakowski pointed out 5 schools we closed or re-purposed recently and having more density in a school would be good. Also, that Challenger School address 6905 was in walking distance of the development. He believes with the amenities, family and senior component partnered with the workforce affordability it is needed for the residents of Glendale. Education quality would be addressed by School board.

Commissioner Nowakowski also mentioned the space for tutoring. Questioned if 69<sup>th</sup> avenue had enough right of way.

Mr. Gehlert indicated the dedicated right of way is part of the stipulations.

Ms. Marsh gave finals applicant comments, they will work with the school to get the form, the development is a lesser impact than what is permitted by right. Challenger would be in walking distance, the traffic engineer did the traffic study and the City approved it, there is a deceleration lane added, they also approve of the 6 stipulations.

Commissioner Nowakowski asked if Dominion would be the management company and

owner.

Mr. Metz said Dominion has a long-term view they will be the owner/manager of the property; it isn't intended to be flipped.

Chairman Crow closed the public hearing and called for a motion

Commissioner Crow made a motion to approve GPA22-04 and ZON22-07 subject to the stipulations outlined in the staff report.

Commissioner Nowakowski 2<sup>nd</sup> the motion.

ZON22-07 Rollcall vote:

AYE:

Chair Vern Crow

Vice-Chair Ed Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner Martin Nowakowski

Commissioner John Geurs

PASSED

GPA22-04 Rollcall Vote:

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.

- b.** ZTA21-02 - A request to amendment to the Glendale Zoning Ordinance for Board of Adjustment, Sections 3.701 through 3.707 and renumbering 3.708, 3.709, 3.711 through 3.714. Staff Contact: Edward Vigil, Senior Planner (623)930-3071.

Mr. Edward Vigil made the staff presentation.

Chairperson Crow called for questions or final comments from the Commission and staff. There were none.

Chairperson Crow having no speaker cards closed the public hearing and called for a motion.

Commissioner Cole made a motion to approve ZTA21-02 as written, Vice-Chair Nyberg 2<sup>nd</sup> 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.

- c. ZTA22-01 - A request to amendment to the Glendale Zoning Ordinance, Section 7.800 (Medical Marijuana) to allow dispensaries to locate within Light and Heavy Industrial zones (M1 and M-2); removing the distance requirement between marijuana dispensaries and related cultivation and product manufacturing facilities located within M-1 and M-2 zones; and requiring emission controls for marijuana cultivating, dispensing and manufacturing facilities. Staff Contact: George Gehlert, Senior Planner (623)930-2597.

Mr. George Gehlert made staff presentation.

Chairperson Crow called for questions from the commission. There were none.

Mr. Rick Harper, West Bloomfield Rd Glendale, wanted to know if any difference between medical marijuana and recreational marijuana. His concern was the effect of recreational marijuana facility would have on the neighborhood. Does agree that they should be dispensary/cultivation should be together.

Mr. Gehlert- the recreational marijuana is a separate license; they can apply for a dual license.

Commissioner Nowakowski asked if anything discussed was expanding the 1300 feet distancing requirement for residential and schools.

Mr. Gehlert stated he didn't have any information regarding any changes to that requirement.

Chairperson Crow called for final comments from the Commission, and staff there were none the public hearing was closed.

Chairperson Crow called for a motion.

Vice-Chair Nyberg wanted to verify that the person would still have to apply for a license and the commission is simplifying the location of cultivation/dispensary.

Commissioner Cole moved to recommend approval of ZTA22-01 as presented, Commissioner Geurs 2<sup>nd</sup> 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**

Ms. Perry informed the commission that the nomination for Chair and Vice-Chair would be on the October 27<sup>th</sup>, 2022 meeting.

**8. PLANNING STAFF REPORT**

Ms. Perry announced Lisa Wilson would be resigning as Recording Secretary.

**9. COMMISSION COMMENTS AND SUGGESTIONS**

No further business.

**10. NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for October 27, 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, Commissioner Cole 2<sup>nd</sup> the motion.

**All commissioners AYE the meeting was adjourned.**