



# City of Glendale

5850 West Glendale  
Avenue  
Glendale, AZ 85301

## MINUTES DRAFT

### PLANNING COMMISSION WORKSHOP COUNCIL CHAMBERS

5850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301  
September 22, 2022 5:30 P.M.

### WITH ACTION TAKEN

*Vern Crow, Chairperson (Cactus District)*  
*Ed Nyberg, Vice Chairperson (Cholla District)*  
*Martin Nowakowski, Commissioner (Yucca District)*  
*John Geurs, Commissioner (Ocotillo District)*  
*Tom Cole, Commissioner (Barrel District)*  
*John Crow, Commissioner (Mayoral District)*  
*Vacant, Commissioner (Sahuaro District)*

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September 22, 2022

5:30 PM

City Hall, Council Chambers  
5850 W. Glendale Ave.  
Glendale, AZ 85301

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1. **CALL TO ORDER**

Chairperson Crow called the Planning Commission Workshop to order.

2. **ROLL CALL**

Vern Crow, Chair PRESENT  
Edwin Nyberg, Vice Chair PRESENT  
Tom Cole, Commissioner PRESENT  
John Crow, Commissioner PRESENT (Late Arrival)  
John Geurs, Commissioner PRESENT  
Martin Nowakowski, Commissioner PRESENT

**STAFF:**

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

3. **PUBLIC HEARING ITEMS**

a. **ZONING ORDINANCE TEXT AMENDMENT ZTA22-01:  
ZONING ORDINANCE AMENDMENT TO SECTION 7.800  
(MEDICAL MARIJUANA).**

**George Gehlert. Senior Planning Project Manager**

George Gehlert, Senior Planner made presentation, Mr. Gehlert summarized previous meetings covering conversation on emissions, the control plan and enforcement details.

Mr. Gehlert explained, Retail allowed by right M1, M2, restaurants in M1, wholesaling of goods permitted M1 M2, Package Liquor sales not allowed in either M1 or M2 maybe allowed by a Conditional use permit.

Chairperson Crow inquired if a convenience store could sell in the proposed area.

Mr. Gehlert confirmed a convenience is not allowed in an industrial zone

Commissioner Cole commented he was glad city had a process in place for liquor sales in an industrial zone, it was an adequate control.

Commissioner Nowakowski stated his concern is the escape of odors.

Mr. Gehlert indicated separate vents if needed is a reasonable requirement.

Chairperson Crow asked what recourse a neighbor has if they are smelling it.

Commissioner Crow arrived

Ms. Perry indicated that would be building a safety process, code compliance and planning would be working with them to help define the process.

Vice-Chair Nyberg asked have we looked at other municipalities as to what they developed and what works or doesn't work from other cities.

Mr. Gehlert said as it pertains to vapors most cities have a general code that addresses it as a violation but nothing specific, it is up to the entity to control it.

Commissioner Cole asked Mr. Gehlert to restate the CUP process as it

relates to Liquor sales.

Mr. Gehlert went over the process stated at the beginning of the meeting.

Chairperson Crow asked if there were any other questions, there were no other questions.

The Planning Commission gave a consensus to move forward.

Ms. Perry reminded the Commission about the UDC workshop on October 13<sup>th</sup>, noted some subjects of interest and asked the commission what specific subjects they would like to have the consultant go into greater detail.

Commissioner Crow asked about going over mural and temporary signs process.

Chairperson Crow requested parking.

Chairperson Crow confirmed October 13<sup>th</sup> would be at 5:00 pm.

Commissioner Crow stated he would not be in attendance on October 13<sup>th</sup>.

Ms. Perry confirmed the 5:00 pm time.

Chairperson Crow asked if there were any other topics the commission would like to have on the workshop.

Commissioner Geurs asked if someone could come talk about the drought and if the water concerns are being addressed.

Chairperson Crow indicated that is a part of the process when an item goes through the planning process.

It was agreed Ms. Perry would put a memo together outlining the process to be forwarded to Commissioner Geurs.

4. **NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for October 27<sup>th</sup> at 6:00 p.m., in the Council Chambers located at 5850 W. Glendale Ave, Glendale, Arizona, 85301.

5. **ADJOURNMENT**

With no other business Chairperson Crow called for a motion to adjourn.

Vice-Chair Nyberg made a motion, Commissioner Crow 2<sup>nd</sup> the motion.

Chairperson Crow adjourned the meeting at approximately 6:00 pm.

### **SPECIAL ACCOMMODATIONS**

For special accommodations, please contact Tawanda Walker-Hall at (623) 930-3914 or [twalker@glendaleaz.com](mailto:twalker@glendaleaz.com) at least three (3) business days prior to the meeting. Hearing impaired persons may use the Arizona Relay Service by dialing 711.

Pursuant to A.R.S. 38-431(4), one or more members of the Planning Commission may be unable to attend the meeting in person and may participate telephonically.

**In accordance with Title 38 of the Arizona Revised Statutes (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:**

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. 38-431.03(A)(2))**
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. 38-431.03(A)(3))**
- (iii) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolved litigation (A.R.S. 38-431.03(A)(4))**

Confidentiality requirements pursuant to A.R.S. 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.