

DRAFT



MINUTES

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

NOVEMBER 17, 2022
6:00 P.M.

1. **CALL TO ORDER**

Chairperson Vern Crow called this off-site special meeting to order at 6:00 p.m.

2. **ROLL CALL**

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

Also Present: Tabitha Perry, Planning Manager
James Gruber, City Attorney
Edward Vigil, Senior Planner
Tawanda Walker-Hall, Recording Secretary

3. **CITIZEN COMMENTS**

Chairperson Crow asked for any citizen comments, there were none.

4. **WITHDRAWALS AND CONTINUANCES**

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

5. ***PUBLIC HEARING ITEMS**

- a. ***GPA22-05 PARKWAY 303 EAST LOCATED NORTHWEST AND NORTHEAST OF SARIVAL AVENUE AND OLIVE AVENUE** - A request by Benjamin Tate, on behalf of Withey Morris, PLC., for a Major General Plan Amendment from RMU, MDR 3.5, and MDR 5 to LI (Light Industrial). The site is located northwest and northeast of Olive Avenue and Sarival Avenue; and is located in the Yucca District. Staff Contact: Edward Vigil, Planner (623)930-3071.

Chairperson Crow stated no motions or decisions will be made final tonight. This hearing is informational only.

Mr. Vigil presented case GPA22-05 to commissioners, the public and staff.

Applicant Adam Baugh made a presentation. Expressing why their proposed amendment to the project is appropriate and meeting the City's growth goal.

Commissioner Nowakowski: Asked if the greenery on the project improvement slide was for buffering the housing development.

Applicant Adam Baugh: That is not our land. It's a park for the community north of us.

Commissioner Nowakowski: Will there be additional greenspace and landscaping?

Applicant Adam Baugh: Yes, we haven't designed it yet.

Commissioner Nowakowski: Will you only have entrances and exits off Sarival Avenue?

Applicant Adam Baugh: We cannot have entrances on Olive Avenue because of the railroad; or go north because of the neighborhood and we can't go east because we don't own the land. The only access points will be on Sarival Avenue.

Commissioner Nowakowski: What type of improvements or widening projects on Sarival can we expect?

Applicant Adam Baugh: I am not sure what the City has planned.

Mr. Vigil: The zoning application is currently being reviewed and presented to the commission on December 8th and that will include most of the design requirements and stipulations.

Commissioner Cole: Mr. Vigil, is Sarival Avenue controlled by MCDOT?

Mr. Virgil: Sarival Avenue is controlled by the City of Glendale on both sides Olive Avenue is controlled by the Maricopa County Department of transportation.

Commissioner Crow: Are you tripling the landscape buffer?

Applicant Adam Bauh: Approximately 500 feet from the envelope of the building.

Chairperson Crow received sixteen (16) speaker cards in opposition to the project that was read into the record. The following residents' Mike Clark, April Butler, Aleksandar Dragoslav, Felipe Fernandez, Brandon Klippel, Jim Taft, and Veronica Luna spoke in opposition to the project.

Expressed concerns about noise, traffic, lighting, dimensioning home value, quality of life, and various other concerns.

Applicant Adam Baugh expressed the willingness to work with residents to address some of their grievances.

Commissioner Crow: Advised the audience that Commissioners will visit the site and take their concerns seriously.

Chairperson Crow: The purpose of today's meeting was informational only. The next meeting will be December 8th, 2022, at 6:00 pm at the Council Chambers for a motion and a vote.

6. OTHER BUSINESS

No other business from staff,

7. PLANNING STAFF REPORT

Chairperson Crow asked for any planning staff reports, there were none.

8. COMMISSION COMMENTS AND SUGGESTIONS

Commissioner John Crow stated that the commissioners are committed to visiting the site.

9. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for December 8th, 2022 at 6:00 p.m., in the Council Chambers located at 5850 W. Glendale Ave, Glendale, Arizona, 85301.

10. ADJOURNMENT

This meeting was adjourned at approximately 7:21 p.m.

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

Tawanda Walker-Hall
Recording Secretary