

DRAFT



MINUTES

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

**DECEMBER 8, 2022
6:00 P.M.**

1. Chairperson V. Crow called the Planning Commission meeting to order at 6:00 pm.

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
Tawanda Walker-Hall, Recording Secretary
Joseline Castaneda, Planner
Alex Lerma, Senior Planner
Edward Vigil, Senior Planner

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

4. **APPROVAL OF THE MINUTES**

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

Passed

a. Planning Commission Workshop Minutes of October 27, 2022.

5. There were no withdrawals or continuances.

6. **PUBLIC HEARING ITEMS**

a. **CUP22-01 CIRCLE K AT 75TH AVENUE:**

A request by Jill Kaiser, Land Development Consultants, representing Circle K Stores Inc., for a Conditional Use Permit to allow for a convenience store and retail gasoline on a property within the C-2 (General Commercial) zoning district. The site is located at the southeast corner of 75th Avenue and Glendale Avenue and is in the Ocotillo District. Joseline Castaneda, Planner, (623) 930.2823, jcastaneda@glendaleaz.com.

Ms. Castaneda presented case CUP22-01 to staff, commissioners, and the public. With no question from the commissioners.

Applicant Jill Kaiser: Presented to commissioners, staff, and the public. The applicant confirmed stations will have new tanks and 14 fueling stations.

Chairperson Crow: Closed the hearing and motion for a vote for case CUP22-01.

Commissioner Geurs: Motioned for approval of CUP22-01.

Commissioner Crow: Second.

All voted Aye. Chairperson Crow: Case no. CUP22-01 has been recommended for approval subject to the stipulations outlined by staff.

Attorney Gruber: The decision regarding case CUP22-01 is final and subject to a written appeal in 15 days.

Chairperson Crow: The next item has been moved up in anticipation of a larger audience.

b. **CUP22-10 GOODWILL THRIFT STORE:**

A request by Jonathan Strawther on behalf of SimonCRE JC Tucker IV, LLC, for approval of a Conditional Use Permit, to allow a thrift store in the PAD (Planned Area Development) zoning district. The site is located at the southeast corner of 75th Avenue and Glendale Avenue and is in the Yucca District. Staff Contact: Alex Lerma, Senior Planner, (623) 930-2810, alerma@glendaleaz.com

Mr. Lerma presented case CUP22-10 to staff, commissioners, and the public. With no question from the commissioners.

Commissioner Geurs motioned to approve CUP22-10. Commissioner J. Crow seconded the motion. Case CUP22-10 is recommended for approval.

Chairperson Crow: calls for a vote. All voted Aye. Case no. CUP22-10 has been recommended for approval subject to the stipulations outlined by staff.

Attorney Gruber: Action with respect to CUP22-10 is final. Subject to written appeal received within 15 days.

Chairperson Crow: Announced next Case No. PP21-01 (Correction PP22-01).

c. PP21-01 LEGACY PLACE PHASE 1:

A request by Paul Haas on behalf of Hilgart Wilson, for approval of a preliminary plat to enable the development of a 269-lot residential for a subdivision known as Legacy Place, Phase 1. The site is located at the southwest corner of 75th Avenue and Northern Avenue and is in the Yucca District. Staff Contact: Alex Lerma, Senior Planner, (623) 930-2810, alerma@glendaleaz.com.

Mr. Lerma presented case PP22-01 to commissioners, staff, and the public. With no question from the commissioners.

Vice Chairperson Nyberg motioned to approve PP22-01 . Commissioner J. Crow seconded the motion. Case PP22-01 is recommended for approval.

Chairperson Crow: Motioned for a vote. All voted Aye. Case no. PP22-01 has been recommended for approval subject to the stipulations outlined by staff.

Attorney Gruber: Action with respect to PP22-01 is final. Subject to written appeal received within 15 days.

Chairperson Crow: Announced next Case No. ZON22-19.

d. ZON22-19 TRI COLOR AUTO SALES: A request by Jason Sanks with Iplan Consulting on behalf of Irene Levi and High Chapparal Estates LLC to rezone approximately 1.05-acres from GCO (Glendale Centerline Overlay) to C-3 (Heavy Commercial). The site is located at 4850 W Glendale Avenue and is in the Cactus District. Staff Contact: Edward Vigil, Senior Planner, 623-930-3071.

Ms. Vigil presented cases ZON22-19 to staff, commissioners, and the public. With no questions from the commissioners.

Applicant Jason Sanks: Thanked staff for working with them and agreed with both stipulations. No question from commissioners.

Commissioner Geurs motioned to approve ZON22-19 . Commissioner J. Crow seconded the motion. Case ZON22-19 is recommended for approval.

Chairperson Crow: Motioned for a vote. All voted Aye. Case no. ZON22-19 has been recommended for approval subject to the stipulations outlined by staff.

Attorney Gruber: Action with respect to ZON22-19 is not final, recommendations will be forwarded to City Council.

e. GPA22-05 & ZON22-20 Parkway 303:

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); and a rezone from RR-45 (Rural Residential) to PAD (Planned Area Development). The site is located northwest and northeast of Olive Avenue and Sarival Avenue; and is located in the Yucca District. Staff Contact: Edward Vigil, Senior Planner (623)930-3071.

Ms. Vigil presented cases GPA22-05 & ZON22-20 to staff, commissioners, and the public. With no questions from the commissioners.

Applicant Adam Baugh: Presented to commissioners, staff, and the public. Commissioners had no questions for the applicant.

Resident Brandon Klippel: Spoke to the applicant's willingness to work with the community in good faith to build in their community.

Chairperson Crow: Read into record additional speaker cards for three residents that oppose the case. Teresa Carawan, Craig Carawan, and Drago Arnautovic.

Applicant Adam Baugh: We agreed to a 200-foot setback for landscaping with the community. Request a correction to stipulation 15 which states on 100-foot landscape setback to a 200-foot landscape setback.

Chairperson Crow: Chairperson closed the hearing and motioned for a vote on GPA22-05 and ZON22-20 separately.

Chairperson Crow: Motioned for a vote. All voted Aye. Case no. GPA22-05 has been recommended for approval as written.

Attorney Gruber: Your actions in regard to case GPA22-05 is not final. Your recommendation will be forwarded o City Council.

Chairperson Crow: For the record correction to stipulation 15 has been corrected to read to 200 feet.

Chairperson Crow: Motioned for a vote. Commissioner Crow, Vice Chair Nyberg, Commissioner Cole, Commissioner Geurs, Commissioner Nowakowski & Chairperson Crow all voted Aye. Case no. ZON22-20 has been recommended for approval subject to the stipulations outlined by staff.

Commissioner J. Crow motioned to approve ZON22-20 and Commissioner Cole supported the motion. Case ZON22-20 is recommended for approval as written.

Chairperson Crow, Commissioner Cole, and Commissioner Nowakowski recognized the developer's willingness to work with the community.

Attorney Gruber: Your actions in regard to case ZON22-20 is not final. Your recommendation will be forwarded to City Council.

7. OTHER BUSINESS

a. A vote for the 2023 Chair and Vice Chair.

Ms. Perry: Planning Commission must make a motion and vote for Chair and Vice Chair for the next term. In the previous discussion the recommendation was to retain Chair V. Crow and Vice-Chair Nyberg. Tonight, we ask that the commission make a motion and a vote.

Commissioner Cole made a motion to retain the current Chair and Vice-Chair. Commissioner J. Crow second. All voted Aye.

Chairperson Crow: Motioned carried.

- b. *Commissioners make a motion and a vote for 2023 Public Hearing Calendar.

Ms. Perry: The next item is the draft schedule for the 2023 public hearing and workshops. Staff noted November 23rd will be vacated in honor of the Thanksgiving holiday. We are looking for a motion and vote on the public hearing schedule.

Vice-Chair Nyberg: Requested a modification to the public hearing schedule.

Commissioners discussed the schedule and decided to vacate July 13th, 27th, November 23rd, and December 28th public hearings and workshops.

Vice-Chair Nyberg: motion to approve the 2023 public hearing schedule and to vacate July 13th and 27th, November 23rd, and December 28th.

Commissioner Crow: second the motion.

Chairperson Crow: Motioned carried.

8. PLANNING STAFF REPORTS

There were no Staff Reports.

9. COMMISSION COMMENTS AND SUGGESTIONS

10. *NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for January 26th, 2023 at 6:00 p.m., in the Council Chambers located at 5850 W. Glendale Ave, Glendale, Arizona, 85301.

11. ADJOURNMENT

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

Tawanda Walker-Hall
Recording Secretary