

# DRAFT



**MINUTES REVISED\***

**PLANNING COMMISSION  
GLENDALE CIVIC CENTER  
5750 W. GLENN DR.  
GLENDALE, ARIZONA 85301**

**SEPTEMBER 14, 2023  
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  
Brian Hooper, Commissioner

Absent: John Geurs, Commissioner

Also Present: Tabitha Perry, Deputy Director Development Services  
James Gruber, Deputy City Attorney  
Alex Lerma, Senior Planner  
Tawanda Walker-Hall, Recording Secretary

**3. CITIZEN COMMENTS**

There were none.

**4. WITHDRAWALS AND CONTINUANCES**

There were none.

**5. PUBLIC HEARING ITEMS**

1. \*CUP23-04 MODERN STAY - STAY APT - Conditional Use Permit (CUP) to allow for a hotel in the Sahuaro District. (PUBLIC HEARING CONTINUED FROM AUGUST 24, 2023)

Senior Planner, Alex Lerma presented CUP23-04.

Glendale Police Department, Foothill Control Commander Ryan Horrall gave a presentation and spoke to the crime statistics included in the amended meeting packet.

Applicant Shaine Alleman gave a presentation.

Chairperson Crow received 17 speaker cards of which 10 spoke in opposition of CUP23-04 reiterating concerns about traffic, parking, hotel safety, building height, crime, noise, lighting, architecture, and site plans.

Chairperson Crow closed the public hearing for CUP23-04.

Commissioner Crow recommended approval of CUP23-04 contingent upon the stipulations in the staff report.

Motion fails for lack of second.

Vice Chair Nyberg recommended CUP23-04 for denial.

Commissioner Hooper seconded.

Commissioners came to a consensus that this project was not a good fit.

Chairperson Crow called a roll call vote. All Commissioners vote Aye.

Chairperson Crow CUP23-04 has been recommended for denial. Mr. Gruber what are the next steps in the process? Deputy City Attorney Gruber: Your action with respect to CUP23-04 is final subject to a written appeal received within 15 days.

## 6. **OTHER BUSINESS**

There were none.

## 7. **PLANNING STAFF REPORT**

There were none.

## 8. **COMMISSION COMMENTS AND SUGGESTIONS**

There were none.

## 9. **NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for Thursday, September 28, 2023, at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

## 10. **ADJOURNMENT**

Chairperson Crow made a motion to adjourn.

Commissioner Cole seconded.

All Commissioners vote Aye.

The meeting adjourned at approximately 7:29 p.m.

The Planning Commission meeting minutes of September 14, 2023, were submitted and approved this \_\_\_ day of \_\_\_\_\_, 2023.

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Tawanda Walker-Hall  
Recording Secretary