

DRAFT



MINUTES

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

**OCTOBER 26, 2023
6:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

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

Absent: John Crow, Commissioner

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

3. APPROVAL OF THE MINUTES

- a. Planning Commission Minutes of August 24, 2023
- b. Planning Commission Minutes of September 14, 2023
- c. Planning Commission Minutes of September 28, 2023

Chairperson Crow called for a motion to approve minutes for August 24, 2023, September 14, 2023, and September 28, 2023.

Commissioner Nyberg motioned to approve.

Commissioner Cole seconded.

All Commissioners vote Aye. Motion carries.

4. WITHDRAWALS AND CONTINUANCES

5. PUBLIC HEARING ITEMS

1. PP22-02 Preliminary Plat approval for a subdivision titled Sina Estates in the Yucca District.

Presented by: Christina LaVelle, Senior Planner

Sr. Planner LaVelle gave a presentation for PP22-02.

Applicant Sina Sabeti gave a presentation.

Chairperson Crow received one speaker card from a resident who supported the project but expressed concerns about the line of sight of 2-story homes.

Chairperson Crow closed the public hearing for PP22-02.

Commissioner Nowakoski recommended PP22-02 for approval subject to the stipulations outline in the staff report.

Commissioner Hooper seconded.

All Commissioners vote Aye. Motion carries.

Chairperson Crow PP22-02 is recommended for approval subject to the stipulations outline in the staff report. Mr. Gruber what are the next steps in the process?

Deputy City Attorney Gruber actions with respect to PP22-02 is final subject to a written appeal received within 15 days.

2. CUP23-15 Conditional Use Permit (CUP) to allow for a convenience use in the C-1 (Neighborhood Commercial) zoning district in the Yucca District.

Presented By: Alex Lerma, Senior Planner

Sr. Planner Lerma gave a presentation for CUP23-15.

Applicant representative Rafat Abdeljaber (AJ) gave a presentation.

Chairperson Crow received a speaker card from a resident with several questions about the use on this site. Staff agreed to speak with resident to address all questions.

Chairperson Crow closed the public hearing for CUP23-15.

Commissioner Nowakoski motioned to approve CUP23-15 subject to stipulations outlined in the staff report.

Commissioner Cole seconded.

All Commissioners vote Aye. Motion carries.

Chairperson Crow CUP23-15 is recommended for approval subject to the stipulations contained in the staff report. Mr. Gruber what are the next steps in the process?

Deputy City Attorney Gruber actions with respect to CUP23-15 is final subject to a written appeal received within 15 days.

3. CUP23-16 Conditional Use Permit (CUP) to allow for a convenience use in the C-1 (Neighborhood Commercial) zoning district in the Yucca District.

Presented By: Alex Lerma, Senior Planner

Sr. Planner Lerma gave a presentation for CUP23-16.

Applicant representative Rafat Abdeljaber (AJ) gave a presentation.

Commissioner Cole inquired about ZON23-16, a related case, which Planning Commission recommended for denial. Mr. Lerma advised City Council approved ZON23-16 with additional stipulations to address residents' concerns.

Chairperson Crow closed the public hearing for CUP23-16.

Commissioner Nowakowski motioned to approve CUP23-16 subject to stipulations outlined in

the staff report.

Commissioner Cole seconded.

All Commissioners vote Aye. Motion carries.

Chairperson Crow CUP23-16 is recommended for approval subject to the stipulations contained in the staff report. Mr. Gruber what are the next steps in the process?

Deputy City Attorney Gruber actions with respect to CUP23-16 is final subject to a written appeal received within 15 days.

6. OTHER BUSINESS

There were none.

7. PLANNING STAFF REPORT

Deputy Director Perry reminded Commissioners at the November 9th public hearing a motion and a vote will be taken for 2024 Chair & Vice Chair and the 2024 Public Hearing schedule.

8. COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Nowakowski shared that Mesa has introduced new design review regulations about drive-thru's and how the decimal levels of drive-thru affect the residential communities. Suggested to staff yo inquire about the new regulations.

9. CITIZEN COMMENTS

There were none.

10. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for November 9, 2023, at 6:00 p.m., at the Glendale Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

Chairperson Crow called for a motion to adjourn.

Vice Chair Nyberg motioned to adjourn.

Commissioner Cole seconded.

All Commissioners vote Aye.

Chairperson Crow adjourned the meeting at 6:45 p.m.

The Planning Commission meeting minutes of October 26, 2023, were submitted and approved this ____ day of _____, 2023.

Tawanda Walker-Hall
Recording Secretary