



MINUTES

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

**FEBRUARY 22, 2024
5:30 P.M.**

1. CALL TO ORDER

Chairperson Crow called the workshop to order at 5:30 p.m.

2. ROLL CALL

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

Also Present: Tabitha Perry, Deputy Director, Development Services
James Gruber, Chief Deputy, City Attorney (in at 5:35 p.m.)
Tawanda Walker-Hall, Administrative Support Supervisor

3. OTHER BUSINESS

- a. Discussion of Planning Commission 2024 Goals.

4. PLANNING STAFF REPORT

Deputy Director, Tabitha Perry, informed the Commissioners this workshop is being held to establish 2024 Planning Commission goals for the calendar year followed by a public hearing to make a motion and a vote.

Staff provided a memorandum with suggested goals, reiterating the purpose of this workshop is for the Commissioners at their discretion to create, edit, remove, and or discuss the desired goals. Ms. Perry outlined suggested goals and provided background on each.

Chairperson Crow reminded the commissioners that the goals are not static, and items could be added.

Commissioner Hooper inquired about how group homes are defined and future legislation. Ms. Perry advised the newly adopted Unified Development Code (UDC) has more

regulations and noted new legislation may require text amendments in the future.

Commissioner Nowakowski requested future updates on accessory dwellings, expanded housing, and economic development within the city.

Commissioner Cole and Chair Crow inquired about House Bill 2570 and how it relates to the responsibilities of the commission. Staff asked to provide additional information on the bill, if available. Commissioners inquired how they could act as it relates to how this legislation could affect their role as the planning commission. Commissioners inquired about the procedure to express support or opposition to bills.

Staff informed the Intergovernmental Department following pending legislation. Staff stated that workshop training and more awareness of current legislation would be given. This will allow commissioners the opportunity to share their opinions on upcoming legislation. The City Attorney and Staff informed Commissioners that they may express their opinions on legislation as concerned citizens speaking on their own behalf.

Chairperson Crow called for a vote to approve the 2024 goals. All the Commissioners voted, Aye. Motion passes.

5. COMMISSION COMMENTS AND SUGGESTIONS

Vice-chair Nyberg encouraged and requested refresher training later in the year.

6. NEXT MEETING

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

7. ADJOURNMENT

Chairperson Crow adjourned the meeting at 5:58 p.m.

The Planning Commission meeting minutes of February 22, 2024, were submitted and approved the 28th day of March 2024.

Tawanda Walker-Hall
Recording Secretary



MINUTES

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

**FEBRUARY 22, 2024
6:00 P.M.**

1. CALL TO ORDER

Chairperson Crow called the 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
John Geurs, Commissioner
Martin Nowakowski, Commissioner
Bryan Hooper, Commissioner

Also Present: Tabitha Perry, Deputy Director, Development Services
James Gruber, Chief Deputy, City Attorney
Evan Evangelopoulos, Senior Planner
Tawanda Walker-Hall, Administrative Support Supervisor

3. APPROVAL OF THE MINUTES

- a.** Planning Commission Meeting Minutes of December 14, 2023.
Chairperson Crow called for a motion to approve the minutes of the December 14, 2023, meeting minutes.
Vice Chair Nyberg motion to approve.
Commissioner Cole seconded.
All Commissioners vote Aye, motion passes.

4. WITHDRAWALS AND CONTINUANCES

There were none.

5. PUBLIC HEARING ITEMS

- 1.** GPA23-03 & ZON23-05: A request by Jordan Greenman with Greenman Law Firm, for a Minor General Plan Amendment from Low Density Residential (LDR 2.5, 1 – 2.5 dwelling units per acre) to Medium Density Residential (MDR 3.5, 2.5 - 3.5 dwelling units per acre)

and a rezoning from A-1 (Agricultural) to R1-8, Single Family Residential, to allow for a three-lot single family development. The site is at 7448 North 83rd Avenue and is located on the northwest side of the intersection of Orangewood and 83rd Avenues in the Yucca District.

Presented by: Evan Evangelopoulos, Senior Planner

Chairperson Crow called for public hearing items GPA23-03 & ZON23-05. Stated items will be voted on separately.

Senior Planner, Evan Evangelopoulos gave a presentation on GPA23-03 & ZON23-05 noting stipulations one and two in the presentation were removed.

The applicant, Mr. Flores, gave a presentation.

Chairperson Crow received three (3) speaker cards from residents voicing their concerns about the 2-story homes, property value, and whether units will be rental property or homes for sale.

Mr. Flores addressed residents' concerns by stating his intention regarding how the homes will be built.

Commissioners discussed if additional stipulations could be added.

Deputy Director, Tabitha Perry, voiced caution to Commissioners that the case is a straight zoning request and follows what the regulations allow.

Chairperson Crow closed the public hearing GPA23-03 & ZON23-05.

Chairperson Crow called a motion for GPA23-03.

Commissioner Nowakowski's motion to approve GPA23-03 as written.

Vice Chair Nyberg seconded.

Commissioner Crow suggested to the applicant to address concerns with residents present at the meeting.

Chairperson Crow called for a vote.

All Commissioners vote Aye, motion passes.

Chairperson Crow called a motion for ZON23-05.

Commissioner Cole motioned to approve ZON23-05 subject to the stipulations outlined in the staff report.

Vice Chair Nyberg seconded.

Chairperson Crow called for a vote.

All Commissioners vote Aye, motion passes.

Chief Deputy City Attorney, James Gruber, stated the recommendations would be forwarded to the City Council for final action.

6. OTHER BUSINESS

Ms. Perry summarized the Planning Commission goal discussed during the workshop. Chairperson Crow requested a motion and vote to adopt the 2024 Planning Commission goals.

Commissioner Crow motioned to approve.

Commissioner Geurs seconded.

All commissioners vote Aye, motion passes.

7. PLANNING STAFF REPORT

- a. There were none.

8. COMMISSION COMMENTS AND SUGGESTIONS

There were none.

9. CITIZEN COMMENTS

There were none.

10. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for March 28th at 6:00 p.m., in the Civic Center located at 5750 West Glenn Drive, Glendale, Arizona, 85301.

11. ADJOURNMENT

Chairperson Crow called for a motion to adjourn.
Commissioner Cole motioned to adjourn.
Commissioner Geurs seconded the motion.
All Commissioner vote AYE, motion passes.
Chairperson Crow adjourned the meeting at 6:31 p.m.

The Planning Commission meeting minutes of February 22, 2024, were submitted and approved this 28th day of March , 2024.

Tawanda Walker-Hall
Recording Secretary