

DRAFT



MINUTES

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

**MARCH 28, 2024
6:00 P.M.**

1. CALL TO ORDER

Chairperson Crow called the workshop to order at 6:00 p.m.

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 - Excused Absence

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

3. CITIZEN COMMENTS

There were none.

4. ~~*APPROVAL OF THE MINUTES~~

No action taken.

5. OTHER BUSINESS

- a. City of Glendale - Intergovernmental Programs - Purpose, Policies and Procedures
Presented by: Ryan Lee, Director, Intergovernmental Programs

Mr. Lee presented an update on the 2024 Legislative session discussing various House bills and Senate bills.

Mr. Lee stated HB25-70 – Planning Home Design Restrictions Prohibition was vetoed.

Stating the remaining bills were in the negotiation stage.

HB27-20 – Accessory Dwelling Units Requirement.

Chairperson Crow stated that HB27-20 was opposed by the Arizona League of Cities and Towns. Commissioner Nowakowski asked what are the lot restrictions for an accessory structure.

Mr. Lee referred to Deputy Director, Tabitha Perry.

Ms. Perry stated the minimum lot size was 8,000 square feet.

HB27-21 Municipal Zoning; Middle Housing

Chairperson Crow stated that this bill is also opposed by the Arizona League of Cities and Towns.

Mr. Lee agreed.

HB22-97 – Adaptive Reuse

Chairperson Crow stated this bill is supported by the Arizona League of City and Towns.

Mr. Lee agreed.

Commissioner Nowakowski asked for clarification on adaptive use.

Mr. Lee stated that adaptive use would be difficult. An example would be replacing a big box store into separate housing units. Each would need separate plumbing and air conditioning duct work.

SB16-65 requires residential permit applications to be approved or denied within 15 working days.

Chairperson Crow stated that the Arizona League of Cities and Towns does not support this bill.

Mr. Lee stated with changes the league could become neutral. As the bill stands, the league would not accommodate it.

Commissioner Nowakowski asked what the current repose is.

Ms. Perry stated the initial response time for a service request is 24 to 48 hours. After that, response times are client-driven.

HB27-34 Rezone Within Two Public Hearings.

Commissioner Nowakowski asked about a sober living bill.

Mr. Lee advised SHB13-61 to continue to move through the process.

6. PLANNING STAFF REPORT

- a. There were none.

7. COMMISSION COMMENTS AND SUGGESTIONS

There were none.

8. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for April 25, 2024, at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

9. ADJOURNMENT

Chairperson Crow adjourned the workshop at 6:37 p.m.

The Planning Commission workshop minutes of March 28, 2024, were submitted and approved this ____ day of _____, 2024.

Tawanda Walker-Hall
Recording Secretary