

DRAFT



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, Supervisor, Administrative Support

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.

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

Commissioner John Geurs
Commissioner Martin Nowakowski
Commissioner Bryan Hooper

Passed

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 for a motion and vote on GPA23-03.

Motioned by Commissioner Martin Nowakowski, seconded by Vice Chair Edwin Nyberg

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg

Commissioner Tom Cole

Commissioner John Crow

Commissioner John Geurs

Commissioner Martin Nowakowski

Commissioner Bryan Hooper

Passed

Chairperson Crow called for a motion and vote on ZON23-05.

Motioned by Commissioner Tom Cole, seconded by Vice Chair Edwin Nyberg

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

Passed

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

Motioned by Commissioner Tom Cole, seconded by Commissioner John Geurs

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

Passed

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