

DRAFT



PLANNING COMMISSION WORKSHOP MINUTES

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

**APRIL 25, 2024
5:30 P.M.**

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
Tawanda Walker-Hall, Supervisor, Administrative Support

1. CALL TO ORDER

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

2. WITHDRAWALS AND CONTINUANCES

There were none.

3. WORKSHOP SESSION ITEMS

1. ZTA24-XX COMMISSION INITIATIVE FOR A TEXT AMENDMENT FOR VARIANCE CRITERIA

Staff asked commissioners for a consensus to move forward with a text amendment of the Variance Criteria in the UDC (Unified Development Code) to align with the state statute.

Chairperson Crow and the commissioners gave a consensus to move forward with the proposed amendment.

4. PLANNING STAFF REPORT

- a. There were none.

5. COMMISSION COMMENTS AND SUGGESTIONS

There were none.

6. ADJOURNMENT

Chairperson Crow adjourned the workshop at 5:33 p.m.

The Planning Commission meeting minutes of April 25, 2024, were submitted and approved this ___ day of _____, 2024.

Tawanda Walker-Hall
Recording Secretary

DRAFT



MINUTES

**GLENDALE CIVIC CENTER
5750 GLENN DRIVE
GLENDALE, ARIZONA 85301**

**APRIL 25, 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, Sr. Planner
Sydney Tirella, Planner
Tawanda Walker-Hall, Supervisor, Administrative Support

3. APPROVAL OF THE MINUTES

- a. Planning Commission Workshop and Meeting Minutes of February 22, 2024.

Motioned by Commissioner John Geurs, seconded by Commissioner John Crow to approve the minutes of February 22, 2024.

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

Commissioner John Crow
Commissioner John Geurs
Commissioner Martin Nowakowski
Commissioner Bryan Hooper

Passed

b. Planning Commission Workshop Minutes of March 28, 2024.

Motioned by Commissioner John Geurs, seconded by Commissioner John Crow to approve the minutes of March 28, 2024.

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. GPA23-06 & ZON23-09 A request by Jack Gilmore, on behalf of James Puda, for a minor General Plan amendment on 2.6-acres of land from Low-Density Residential Land Use (LDR-1) to Luke Compatible Land Use (LCLU), and rezoning of 2.6-acres of land from Rural Residence-45 (RR-45) to General Commercial District (C-2). The site is located at the southwest corner of West Northern Avenue and North Alsup Avenue in the Yucca District.

Presented by: Evan Evangelopoulos, Senior Planner

Motioned by Commissioner Martin Nowakowski, seconded by Vice Chair Edwin Nyberg recommended approval of GPA23-06, as written; forwarded to City Council for further consideration.

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

Passed

Motioned by Commissioner Martin Nowakowski, seconded by Vice Chair Edwin Nyberg recommended approval of ZON23-09, as written; forwarded to City Council for further consideration.

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

Passed

2. CUP24-01 A request by Adam Hawkins, Pencco, Inc., for a Conditional Use Permit to allow for the manufacturing of chemicals or allied products in the M-2 (Heavy Industrial) zoning district. The site is located at the northeast corner of 51st Avenue and Camelback Road, 5090 West Camelback Road, and is in the Cactus District.

Presented by: Sydney Tirella, Planner

Motioned by Commissioner Tom Cole, seconded by Commissioner John Crow to approve CUP24-01 subject to the stipulations outlined in the staff report.

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

Passed

3. *CUP24-02 A request by Brooke Burdge, on behalf of Pacific Western Holdings, LLC, for a conditional use permit for a convenience/fuel station store at a site located at the Southeast corner of Peoria Avenue and Sarival Avenue in the Yucca District.

Presented by: Evan Evangelopoulos, Senior Planner

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner John Geurs to approve CUP24-02 subject to the stipulations outlined in the staff report.

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

There were none.

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 May 23, 2024 at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

Chairperson Crow adjourned the meeting at 6:50 p.m.

The Planning Commission meeting minutes of April 25, 2024, were submitted and approved this ___ day of _____, 2024.

Tawanda Walker-Hall
Recording Secretary