

DRAFT



MINUTES

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

**JUNE 27, 2024
6:00 P.M.**

1. CALL TO ORDER

Chairperson Crow called a 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
Christina LaVelle, Senior Planner
Tawanda Walker-Hall, Supervisor, Administrative Support

3. APPROVAL OF THE MINUTES

- a. Planning Commission Workshop and Meeting Minutes of April 25, 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

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

4. WITHDRAWALS AND CONTINUANCES

There were none.

5. PUBLIC HEARING ITEMS

1. GPA24-01, ZON24-01 - A request by Gilbert Blilie, PLLC, on behalf of Three Rocks, LLC, to amend the General Plan Designation from POS (Parks and Open Space) and LDR 2.5 (Low-Density Residential 1-2.5 d/u per acre) to HI (Heavy Industrial) and to rezone from A-1 (Agricultural), SR-30, and R1-6, to M-2 (Heavy Industrial) with SUP (Special Use District) to allow for a sand and gravel (aggregate) mining operation on approximately forty-eight (48) acres located east of the southeast corner of Glendale Avenue and El Mirage Road, within the Yucca District.

Presented by: Christina LaVelle, Sr. Planner

Motioned by Commissioner Tom Cole, seconded by Commissioner John Crow to recommend approval of GPA24-01, as written.

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

Passed

Chief Deputy, City Attorney Gruber, recommendation for GPA24-01 will be forwarded to City Council for final action.

Motioned by Commissioner John Crow, seconded by Commissioner Tom Cole to recommend approval of ZON24-01, 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

Chief Deputy, City Attorney Gruber, the recommendation for ZON24-01 will be forwarded to City Council for final action.

6. OTHER BUSINESS

There were none.

7. PLANNING STAFF REPORT

a. 2022 - 2023 Annual Report*

Presented by: Tabitha Perry, Deputy Director

Deputy Director Perry presented an Annual Report providing updates on thirty-four (34) applications in 2022 and thirty-one (31) applications in 2023 that the Commission has taken action on.

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 August 22, 2024 at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner John Crow to adjourn the meeting.

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 6:35 p.m.

The Planning Commission meeting minutes of June 27, 2024, were submitted and approved this ____ day of _____, 2024.

Tawanda Walker-Hall
Recording Secretary