DRAFT

MINUTES

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

AUGUST 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
Tawanda Walker-Hall, Administrative Support Supervisor

3. ~~WITHDRAWALS AND CONTINUANCES~~

There were none.

4. PLANNING STAFF REPORT

a. ZTA24-XX COMMISSION INITIATIVE FOR A TEXT AMENDMENT, AMENDING SECTION 35.7. 002 B OF THE UDC (UNIFIED DEVELOPMENT CODE).

Commissioners gave staff a consensus to move forward with the text amendment.

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

Passed

5. ~~CITIZEN COMMENTS If citizens wish to speak on a matter concerning the Glendale Planning Commission that is not on the printed agenda, please complete a Citizen Comments Card and provide it to the designated staff person prior to the beginning of the meeting. Once your name is called by the Chairperson, please proceed to the podium and state your name and address for the record. Please limit your comments to a period of three minutes or less.~~

There were none.

6. COMMISSION COMMENTS AND SUGGESTIONS

There were none.

7. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for August 22nd at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

8. ADJOURNMENT

Chairperson Crow adjourned the workshop at 5:34 p.m.

The Planning Commission meeting minutes of August 22, 2024, were submitted and approved on the 26th day of September, 2024.

_____
Tawanda Walker-Hall
Recording Secretary

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ARIZONA

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PLANNING COMMISSION
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GLENDALE, ARIZONA 85301

AUGUST 22, 2024
6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

Chairperson Crow called the meeting to order at 6:00 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
Alex Lerna, Sr. Planner
Amy Schwenner , Planner
Tawanda Walker-Hall, Administrative Support Supervisor

3. APPROVAL OF THE MINUTES

Motioned by Commissioner John Crow, seconded by Commissioner Tom Cole to approve the June 27, 2024 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

a. Planning Commission Meeting Minutes of June 27, 2024

4. WITHDRAWALS AND CONTINUANCES

Deputy Director Perry informed Commissioners that the ZTA24-01 Variance Finding will be presented at the September 26th public hearing.

5. PUBLIC HEARING ITEMS

1. *GPA22-08 and ZON22-18 - A request by Taylor C. Earl on behalf of Earl & Curley, P.C., representing Shamrock Land Holdings LLC, for a Minor General Plan Amendment from MDR 5 (Medium Density Residential 3.5 to 5.0 du/ac) to MHDR 12 (Medium-High Density Residential 8.0 to 12.0 du/ac) and to Rezone approximately 6 acres of land from R-3 (Multiple Residence- 3) to R-3 MH (Multiple Residence- 3, Mobile/Manufactured Home Overly) to allow the expansion of the existing Shamrock Mobile Home Park. The site is located west of the southwest corner of 83rd Avenue and Glendale Avenue and is in the Yucca District.

Presented by: Alex Lerma, Senior Planner

The applicant presented a summary of the project providing additional details on the project.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner Tom Cole to recommend approval of GPA22-08, 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 GPA22-09 will be forwarded to City Council for final action.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner John Crow to recommend approval of ZON22-18 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 ZON22-18 will be forwarded to City Council for final action.

2. GPA22-09 & ZON22-17- A request by Taylor C. Earl on behalf of Earl & Curley, P.C., representing Shamrock Land Holdings LLC, for a Minor General Plan Amendment from MDR 5 (Medium Density Residential 3.5 to 5.0 du/ac) and OFC (Office) to CCC (Corporate Commerce Center) and to Rezone approximately 17 acres of land from R-3 (Multiple Residence- 3) to PAD (Planned Area Development) to allow the development of a gated recreational vehicle resort community with onsite amenities. The site is located at the southwest corner of 83rd Avenue and Glendale Avenue and is in the Yucca District.

Presented by: Alex Lerma, Senior Planner

The applicant presented a detailed presentation about the uniqueness of the project. Also, addressed Commissioners Cole, Hooper, and Geurs's concerns about traffic, length of stays, and accessibility.

Motioned by Commissioner Tom Cole, seconded by Commissioner John Crow to recommend approval of GPA22-09, 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, the recommendation for GPA22-09 will be forwarded to City Council for final action.

Motioned by Commissioner Tom Cole, seconded by Commissioner John Geurs to recommend approval of ZON22-17, 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 ZON22-17 will be forwarded to City Council for final action.

3. *GPA23-05 & ZON23-07 - A request by Brian Greathouse, of Burch & Cracchiolo, representing 101 W Healthcare Subsidiary, LLC for General Plan Amendment from BP (Business Park) and PC (Planned Commercial) to EMU (Entertainment Mixed Use) and to rezone the property from PAD (Planned Area Development) to PAD for approximately nineteen (19) acres, to allow a mixed multifamily residential and commercial development. The site is located north of the northwest corner of Glendale Avenue and 99th Avenue and is in the Yucca Council District.

Presented by: Alex Lerma, Senior Planner

Motioned by Commissioner Martin Nowakowski, seconded by Vice Chair Edwin Nyberg to recommend approval of GPA23-05, 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 GPA23-05 will be forwarded to City Council for final action.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner Tom Cole to recommend approval of ZON23-07 subject to the stipulation 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

4. ZON23-08 - A request by Ian Lang on behalf of SimonCRE JV Tucker IV, LLC, to amend the existing Planned Area Development (PAD) landscaping and perimeter screening standards by removing the 8-foot screen wall requirement adjacent to single-family residential zoned properties in place of enhanced landscaped areas. The 7.46-acre site is located at the southeast corner of 75 th Avenue and Glendale Avenue and is in the Ocotillo District.

Presented by: Alex Lerma, Senior Planner

Senior Planner Lerma addressed Commissioner Crow, Nowakoski, and Geurs's questions about the types of landscaping to be used for this project.

The applicant gave a presentation, addressing the landscape concerns of the Commissioners, providing background on communication with the residents about landscaping.

Motioned by Commissioner John Crow, seconded by Vice Chair Edwin Nyberg to recommend approval of ZON23-08 subject tot he stipulations outline 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, recommendation for ZON23-08 will be forwarded to City Council for final action.

5. CUP24-04 - A request by Brandy McCrea for a Conditional Use Permit to allow for massage therapy services in the C-O (Commercial Office) zoning district. The site is located at the southeast corner of 51st Avenue and Barbara Avenue, at 8751 North 51st Avenue Suite 120D, and is in the Cactus District.

Presented by: Amy Schwenner, Planner

The applicant made a brief statement; no questions from the Commission.

Motioned by Commissioner John Crow, seconded by Commissioner Tom Cole to recommend approval for CUP24-04 subject to the stipulation 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

There were none.

a. This report allows the Staff of the Planning Division to update the Commission and the public. The Commission is prohibited from discussing or acting on any of the items presented by the Staff since they are not itemized on the Planning Commission Agenda.

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 September 26th at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

The Planning Commission meeting minutes of August 22, 2024, were submitted and approved on the 26th day of September 2024.

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Tawanda Walker-Hall
Recording Secretary