

DRAFT



MINUTES

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

**SEPTEMBER 26, 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
Alex Lerna, Sr. Planner
Joseline Castaneda, Planner
Amy Schwenner, Planner
Tawanda Walker-Hall, Administrative Support Supervisor

3. APPROVAL OF THE MINUTES

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

Motioned by Commissioner Tom Cole, seconded by Commissioner John Crow

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. CUP22-08 A request by Taylor Earl, with Earl & Curley, P.C., representing Aaron and Rebecca Morrison, for a Conditional Use Permit for a Home Occupation II, to permit a pool repair and cleaning business to operate out of a single-family accessory building within a property zoned SR-30 PRD (Suburban Residence Planned Residential Development). The site is located at the southeast corner of Paradise Lane and 53rd Avenue and is in the Sahuaro District.

Presented by: Joseline Castaneda, Planner

Commissioners Cole, Hooper, and Nowakowski inquired about what prompted the conditional use permit and onsite storage.

Applicant Taylor Earl gave a presentation and addressed the concerns of the Commissioners.

Motioned by Commissioner Bryan Hooper, 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

2. CUP24-06 A request by Julie Valenzuela on behalf of JB Studios LLC, representing Yam Properties, for a Conditional Use Permit to allow for a health and fitness center in the C-2 (General Commercial) zoning district. The site is located at the northwest corner of 59th Avenue and Utopia Road, 19420 North 59th Avenue, Suite C121, and is in the Cholla District.

Presented by: Joseline Castaneda, Planner

Motioned by Commissioner Tom Cole, seconded by Commissioner John Crow

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. CUP24-07 A request by Dustin Chisum on behalf of Deutsch Architecture Group, representing Bethany Home Industrial LLC, to allow for chemical processing in the M-2 (Heavy Industrial) zoning district on a 41-acre site. The site is located near the southwest corner of Bethany Home Road and 51st Avenue at 5301 West Bethany Home Road and is in the Ocotillo District.

Presented by: Amy Schwenner, Planner

Chair and Commissioners made inquiries into the flammability of the chemical processing and storage.

Applicants made a brief presentation answering the Commissioners questions.

Motioned by Commissioner John Geurs, seconded by Commissioner Martin Nowakowski

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. ZON24-03 A request by Michael Buschbacher on behalf of Earl and Curley PC, representing Luke 303 LLC, to allow the expansion of the existing Crow 303 AZ PAD (ZON21-26) development area to an additional nine (9) acres. The request is to rezone approximately 9 acres from RR-45 (Rural Residence-45) to PAD (Planned Area Development). The site is located at the southeast corner of Alsup Avenue and Ocotillo Road and is in the Yucca Council District.

Presented by: Alex Lerma, Senior Planner

Applicant Taylor Earl made a brief presentation providing background on the request. One speaker spoke out in opposition to the project, expressing concerns about the number of industrial buildings and the increase in the surrounding residential neighborhoods.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner Bryan Hooper

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 ZON24-03 will be forwarded to City Council for final action.

5. ZTA24-01 - A request by the Glendale Planning Commission to amend the Unified Development Code (UDC), Section 35.6.209 Variances and Appeals, and bring it into conformance with the Arizona Revised State Statute Section 9-462.06 (Citywide).

Presented by: Alex Lerma, Senior Planner

Motioned by Commissioner Tom Cole, seconded by Commissioner Bryan Hooper

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 ZTA24-01 will be forwarded to City Council for final action.

6. ZTA24-02 - A request by the City of Glendale Planning Commission to amend the text of the UDC (Unified Development Code), Zoning Text Amendment (ZTA24-02) pertaining to the regulations of Enforcement and Penalties, Section 35.7. 002(B). The proposed draft change will allow for the processing of a civil or criminal charge (Citywide).

Presented by: Tabitha Perry, Deputy Director

Motioned by Commissioner John Geurs, 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

Chief Deputy, City Attorney Gruber, the recommendation for ZTA24-02 will be forwarded to City Council for final action.

6. OTHER BUSINESS

There were none.

7. PLANNING STAFF REPORT

Deputy Director Perry reminded the Commissioners at the next meeting that a motion and vote would take place. She also informed them that there would be a significant number of Text Amendments to the Unified Development Code (UDC) over the coming months.

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 October 24th 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 7:29 p.m.

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

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

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

Passed

The Planning Commission meeting minutes of September 26, 2024, were submitted and approved the 24th day of October 2024.

Tawanda Walker-Hall
Recording Secretary