



MINUTES

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

**OCTOBER 24, 2024
 6:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

Present: Vern Crow, Chair
 Edwin Nyberg, Vice Chair
 Tom Cole, Commissioner
 John Geurs, Commissioner
 Martin Nowakowski, Commissioner

Absent: John Crow, Commissioner
 Bryan Hooper, Commissioner

Also Present: Tabitha Perry, Deputy Director, Development Services
 Michael Hamblin, Assistant City Attorney
 Alex Lerna, Senior Planner
 Joseline Castaneda, Planner
 Sydney Tirella, Planner
 Tawanda Walker-Hall, Administrative Support Supervisor

3. CITIZEN COMMENTS

There were none.

4. APPROVAL OF THE MINUTES

a. Planning Commission Minutes of September 26, 2024.

Motioned by Commissioner John Geurs, seconded by Vice Chair Edwin Nyberg

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

Passed

5. WITHDRAWALS AND CONTINUANCES

There were none.

6. PUBLIC HEARING ITEMS

1. GPA22-12 & ZON22-26 A request by Million Kebede representing RENAISSANCE G C LLC, for General Plan Amendment from OFC (Office) to MHDR 8 (Medium-High Density Residential: 5.0 to 8.0 d/u per acre) and rezone from C-O (Commercial Office) to R1-6 PRD (Single Residence Planned Residential Development) for approximately 1.48 acres, for a single-family residential development. The site is located on the northwest corner of Orangewood Avenue and 43rd Avenue and is in the Cactus District.

Ms. Castaneda presented case GPA22-12 & ZON22-26.

Applicant gave a brief presentation. No comments or questions from the Commissioner.

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

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg

Commissioner Tom Cole

Commissioner John Geurs

Commissioner Martin Nowakowski

Passed

Assistant City Attorney Hamblin, the recommendation for GPA22-12 will be forwarded to the City Council for final action.

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg

Commissioner Tom Cole

Commissioner John Geurs

Commissioner Martin Nowakowski

Passed

Assistant City Attorney Hamblin, the recommendation for ZON22-26 will be forwarded to the City Council for final action.

2. GPA23-02 & ZON23-03 - A request by Adam Baugh on behalf of Withey Morris Baugh, PLC, representing VIA Resorts LLC, for a Minor General Plan Amendment to amend the land use designation for 10 acres from POS (Parks and Open-Space) to CCC (Corporate Commerce Center) and for a Rezone application to amend the existing Centerpoint Planned Area Development (PAD) to allow the development of a resort and entertainment venue for a property of approximately 66.31 gross acre. The property is located at the southeast corner of Cardinals Way and the 101 Freeway and is in the Yucca District.

Mr. Lerma presented GPA23-02 & ZON23-03.

Applicant gave a presentation and provided commissioners with additional information about the parking.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner John Geurs

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

Passed

Assistant City Attorney Hamblin, the recommendation for GPA23-02 will be forwarded to the City Council for final action.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner Tom Cole

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

Passed

Assistant City Attorney Hamblin, the recommendation for ZON23-03 will be forwarded to the City Council for final action.

3. GPA24-03 & ZON24-04 A request by Joshua Oehler on behalf of Arc One Associates, LLC, for a Minor General Plan Amendment from OFC (Office) to PC (Planned Commercial) and Rezone from PAD (Planned Area Development) to C-1 (Neighborhood Commercial). The 1.61 acre-site is located at the northwest corner of 59th Avenue and Mercer Lane and is in the Barrel District.

Ms. Tirella presented GPA24-03 & ZON24-04.

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

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

Passed

Assistant City Attorney Hamblin, the recommendation for GPA24-03 will be forwarded to the City Council for final action.

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

Commissioner John Geurs
Commissioner Martin Nowakowski

Passed

Assistant City Attorney Hamblin, the recommendation for ZON24-04 will be forwarded to the City Council for final action.

7. OTHER BUSINESS

There were none.

8. PLANNING STAFF REPORT

- a. Vice Chair Nyberg and Commissioner Cole inquired about the motion and vote for the 2025 Chair and Vice Chair. Deputy Director, Perry explained that since the item was not on the agenda action could not be taken but the item would be on the next agenda for a motion and vote. Assistant City Attorney Hamblin clarified that actions cannot be taken on items not on the agenda pursuant to the active meeting law.

9. COMMISSION COMMENTS AND SUGGESTIONS

There were none.

10. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for November 14, 2024, at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

Motioned by Commissioner John Geurs, seconded by Vice Chair Edwin Nyberg

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg

Commissioner Tom Cole

Commissioner John Geurs

Commissioner Martin Nowakowski

Passed

Chairperson Crow adjourned the meeting at 7:02 p.m.

The Planning Commission meeting minutes of October 24, 2024, were submitted and approved on this 14th day of Novemeber, 2024.

Tawanda Walker-Hall
Recording Secretary