

DRAFT



MINUTES

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

**NOVEMBER 14, 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
John Crow, Commissioner
John Geurs, Commissioner
Martin Nowakowski, Commissioner
Bryan Hooper, Commissioner

Absent: Tom Cole, Commissioner

Also Present: Tabitha Perry, Deputy Director, Development Services
James Gruber, Chief Deputy City Attorney
Sydney Tirella, Planner
Tawanda Walker-Hall, Administrative Support Supervisor

3. APPROVAL OF THE MINUTES

- a. Planning Commission Meeting Minutes of October 24, 2024.

Chairperson Crow called for a consensus to table approval of October 24, 2024, minutes to the next meeting for revisions.

Motioned by Commissioner John Crow, seconded by Commissioner John Geurs

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg
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. CUP24-05 - A request by Jason Sanks on behalf of Iplan Consulting, representing SS Plaza 51 LLC, to allow a Drive Through Restaurant in the C-2 (General Commercial) zoning district. The site is located at the northwest corner of 51st Avenue and Northern Avenue, 5110 West Northern Avenue, and is in the Barrel District.

Ms. Tirella presented CUP24-05.

Applicant provided Commissioners with clarity regarding striped parking spaces.

Chairperson Crow closed the public hearing for CUP24-05.

CUP24-05

Motioned by Commissioner Bryan Hooper, seconded by Vice Chair Edwin Nyberg

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg
Commissioner John Crow
Commissioner John Geurs
Commissioner Martin Nowakowski
Commissioner Bryan Hooper

Passed

Chief Deputy City Attorney Gruber, recommendation for approval is final for CUP24-05; unless an appeal is filed within 15 days.

2. ZTA24-03 - A request by the City of Glendale Planning Commission to amend the text of the Unified Development Code (UDC), Zoning Text Amendment (ZTA24-03) pertaining to Accessory Use Conditions: Accessory Dwelling Unit, Section 35.3.204. The proposed draft changes will align with the Arizona Revised Statutes 9-461.18 House Bill 2720.

Ms. Tirella presented ZTA24-03.

Chairperson Crow closed the public hearing for ZTA24-03.

ZTA24-03

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

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

Chief Deputy, City Attorney Gruber, recommendation for ZTA24-03 will be forwarded to City Council for final action.

6. *OTHER BUSINESS

1. Chair and Vice Chair recommendations and consensus for 2025.

Commissioner J. Crow recommended retaining Chair Crow.

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

AYE: Vice Chair Edwin Nyberg
Commissioner John Crow
Commissioner John Geurs
Commissioner Martin Nowakowski
Commissioner Bryan Hooper
Passed

Commissioner J. Crow recommended retaining Vice Chair Nyberg.

Motioned by Commissioner John Crow, seconded by Commissioner John Geurs

AYE: Chair Vern Crow
Commissioner John Crow
Commissioner John Geurs
Commissioner Martin Nowakowski
Commissioner Bryan Hooper
Passed

2. *Public Hearing Calendar motion and vote.
Chairperson Crow called for approval of the 2025 public hearing calendar.

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

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg
Commissioner John Crow
Commissioner John Geurs
Commissioner Martin Nowakowski
Commissioner Bryan Hooper

Passed

7. PLANNING STAFF REPORT

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 December 12th at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

Chairperson Crow called for a motion to adjourn the public hearing.

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner Bryan Hooper

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg

Commissioner John Crow

Commissioner John Geurs

Commissioner Martin Nowakowski

Commissioner Bryan Hooper

Passed

Chairperson Crow adjourned the meeting at 6:24 p.m.

The Planning Commission meeting minutes of November 14, 2024, were submitted and approved on this 12th day of December, 2024.

Tawanda Walker-Hall
Recording Secretary

