

DRAFT



MINUTES *REVISED

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

OCTOBER 24, 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 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.

Chairperson Crow closed the public hearing for GPA22-12 & ZON22-26. Items were voted on separately.

GPA22-12

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.

ZON22-26

Motioned by Commissioner Tom Cole, 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 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.

Chairperson Crow closed the public hearing on GPA23-02 & ZON23-03. Items were voted on separately.

GPA23-02

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
Commissioner Tom Cole
Commissioner John Geurs
Commissioner Martin Nowakowski

NAY: Vice Chair Edwin Nyberg

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.

Chairperson Crow closed the public hearing on GPA24-03 & ZON24-04. Items were voted on separately.

GPA24-03

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.

ZON24-04

Motioned by Vice Chair Edwin Nyberg, 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 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

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

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 the 12th day of December, 2024.

Tawanda Walker-Hall
Recording Secretary