

# DRAFT



## MINUTES

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

**DECEMBER 12, 2024  
6:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

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

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

**3. APPROVAL OF THE MINUTES OF OCTOBER 24, 2024, AND NOVEMBER 14, 2024,  
PUBLIC HEARING.**

Motioned by Commissioner John Geurs, seconded by Vice Chair Edwin Nyberg to approve the regular meeting minutes of October 24, 2024 and November 14, 2024.

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

Passed

**4. WITHDRAWALS AND CONTINUANCES**

There were none.

**5. PUBLIC HEARING ITEMS**

1. CUP24-03 - A request by Joshua Oehler on behalf of Arc One Associates, LLC, for a Conditional Use Permit for an Assisted Living and Memory Care Facility in the C-1 (Neighborhood Commercial) zoning district. The site is located at the northwest corner of 59th Avenue and Mercer Lane and is in the Barrel District.

CUP24-03 presented by Sydney Tirella, Planner.

The applicant made a brief statement.

With no questions or comments, Chairperson Crow closed the public hearing for CUP24-03.

Motioned by Commissioner Tom Cole, seconded by Commissioner Martin Nowakowski to approve CUP24-03.

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

Passed

Chief Deputy City Attorney Gruber, recommendation for approval is final for CUP24-03; unless an appeal is filed within 15 days.

2. \*ZON24-05 - A request by Jason Morris on behalf of Withey Morris Baugh, PLC, representing CNI 303 & Peoria LLC ET AL, to rezone approximately 72.1 acres from PAD (Planned Area Development) to PAD (Planned Area Development) to allow for a mix of employment and commercial development. The property is located at the southwest corner of Sarival Avenue and Peoria Avenue and is in the Yucca Council District.

ZON24-05 presented by Alex Lerma, Senior Planner.

Applicant made a brief presentation addressing the Commissioners' questions regarding surrounding properties.

Chairperson Crow closed the public hearing for ZON24-05.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner John Geurs to recommend approval of ZON24-05.

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg  
Commissioner Tom Cole  
Commissioner Martin Nowakowski  
Commissioner Bryan Hooper  
Commissioner John Geurs

Passed

Chief Deputy, City Attorney Gruber, recommendation for ZON24-05 will be forwarded to City Council for final action.

3. ZON24-06 - A request by Brian Greathouse on behalf of Burch & Cracchiolo, P.A., representing Cotton Bethany LLC/Yerramsetti Family Trust, to rezone approximately 9.4 acres of real property from PAD (Planned Area Development) to PAD (Planned Area Development) to allow for industrial development. The site is located north of the northwest corner of Bethany Home Road and the Loop 303 Freeway and is in the Yucca Council District.

ZON24-06 presented by Alex Lerma, Senior Planner.

The applicant made a brief presentation.

Chairperson Crow closed the public hearing for ZON24-06.

Motioned by Commissioner Martin Nowakowski, seconded by Commissioner Tom Cole to recommend approval of ZON24-06.

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

Passed

Chief Deputy, City Attorney Gruber, recommendation for ZON24-06 will be forwarded to City Council for final action.

## 6. **OTHER BUSINESS**

Discussion and Consensus for 2025 Planning Commission Goals.

Commissioners gave a consensus to accept the 2025 Planning Commission Goals as written.

## 7. **PLANNING STAFF REPORT**

Deputy Director Perry informed the Commissioners that an updated annual report is to be expected in February 2025.

**8. COMMISSION COMMENTS AND SUGGESTIONS**

Chairperson Crow thanked Staff for their continued support.

**9. CITIZEN COMMENTS**

There were none.

**10. NEXT MEETING**

The next regular meeting of the Planning Commission is scheduled for January 23, 2025 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 meeting.

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner John Geurs to adjourn the public hearing.

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

Passed

Chairperson Crow adjourned the public hearing at 7:01 p.m.

The Planning Commission meeting minutes of December 12, 2024, were submitted and approved on the 27th day of February 2025.

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Tawanda Walker-Hall  
Recording Secretary