

DRAFT



MINUTES

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

**FEBRUARY 27, 2025
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
Sergio Arellano, Commissioner
John Geurs, Commissioner

Absent: Bryan Hooper, Commissioner

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

3. APPROVAL OF THE MINUTES

Chairperson Crow called for a motion to approve the meeting minutes of December 12, 2024.

Motioned by Commissioner John Geurs, seconded by Commissioner Tom Cole

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

Commissioner John Crow
Commissioner Sergio Arellano
Commissioner John Geurs

Passed

- a. Planning Commission Minutes of December 12, 2024.

4. **WITHDRAWALS AND CONTINUANCES**

There were none.

5. **PUBLIC HEARING ITEMS**

1. PP22-03 A request by Million Kebede for approval of a preliminary plat to enable the development of a 7-lot residential subdivision known as Orangewood Meadows II. The site is located on the northwest corner of Orangewood Avenue and 43rd Avenue and is in the Cactus District.

PP22-03 was presented by Joseline Castaneda, Planner.

Commissioner Geurs inquired about resident access to the alley.

Planner Castaneda addressed the inquiry.

Chairperson Crow closed the public hearing for PP22-03 and requested a motion.

Motioned by Commissioner John Crow, seconded by Commissioner Sergio Arellano

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Crow
Commissioner Sergio Arellano
Commissioner John Geurs

Passed

Chief Deputy City Attorney Gruber, actions for approval are final for PP22-03; subject to an appeal being filed within 15 days.

2. CUP24-08 A request by Jeff Looker on behalf of DxU Architects, LLC, representing EGP Glendale OP II, LLC, to allow a drive-through restaurant in the C-2 (General Commercial) zoning district. The site is located at the southeast corner of 67th Avenue and Bell Road, 6665 West Bell Road, and is in the Sahuaro District.

CUP24-08 was presented by Sydney Tirella, Senior Planner.

Applicant Jeff Looker, DxU Architects was available for questions. There were none.

Chairperson Crow closed the public hearing for CUP24-08 and requested a motion.

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

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Crow
Commissioner Sergio Arellano
Commissioner John Geurs

Passed

Chief Deputy City Attorney Gruber, actions for approval are final for CUP24-08; subject to an appeal being filed within 15 days.

3. ZTA24-04 A request by the City of Glendale Planning Commission to amend the text of the Unified Development Code (UDC), Zoning Text Amendment (ZTA24-04) pertaining to zoning application time limits, public hearing requirements, and housing needs assessment, Sections 35.6.202, 35.6.204, 35.6.207, and the addition of Section 35.6.215. The proposed draft changes will align with the Arizona Revised Statutes 9-462.04, 9-462.10, and 9-469. Senate Bill 1162.

ZTA24-04 was presented by Sydney Tirella, Senior Planner, on behalf of Duane S. Hoskins, Principal Planner.

Commissioner Cole inquired if there would be changes to the public notification process. Deputy Director Perry stated that the city notification requirements are compliant, and no changes will be made to the process.

Chairperson Crow closed the public hearing for ZTA24-04 and requested a motion.

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 Sergio Arellano
Commissioner John Geurs

Passed

Chief Deputy, City Attorney Gruber, the recommendation for approval of ZTA24-04 will be forwarded to City Council for final action.

6. **OTHER BUSINESS**

There were none.

7. PLANNING STAFF REPORT

Deputy Director Perry emphasized key achievements addressed by the Planning Commission throughout the year. Detailing various initiatives undertaken, community engagement efforts, and strategic plans for future developments. Additionally acknowledging the hard work of staff, particularly Sharon Larsala, Contractual Associate Planner, who played a crucial role in researching and compiling the comprehensive annual report. This collaborative effort reflects the commitment to transparency and informed decision-making within the Commission.

- a. Planning Commission 2024 Annual Report

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 March 27th at 6:00 p.m., in the Glendale 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 Commissioner John Geurs, seconded by Commissioner Tom Cole

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Crow
Commissioner Sergio Arellano
Commissioner John Geurs

Passed

Chairperson Crow adjourned the meeting at 6:39 p.m.

The Planning Commission meeting minutes of February 27, 2025, were submitted and approved this 27th day of March 2025.