

DRAFT



MINUTES

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

**MARCH 27, 2025
6:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

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

Also Present: Tabitha Perry, Deputy Director, Development Services
James Gruber, Chief Deputy City Attorney
Alex Lerma, 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 February 27, 2025.

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 Bryan Hooper
Commissioner John Geurs
Passed

- a. Planning Commission Minutes of February 27, 2025.

4. **WITHDRAWALS AND CONTINUANCES**

There were none.

5. **PUBLIC HEARING ITEMS**

1. ZON23-10 A request by Manjula M. Vaz on behalf of Gammage & Burnham, PLC, representing Dignity Health, to rezone approximately 32-acres from PAD (Planned Area Development) to PAD (Planned Area Development) to allow for medical and supporting uses. The site is located at the northwest corner of 99th Avenue and Myrtle Avenue and is in the Yucca Council District.

Alex Lerma, Senior Planner, presented ZON23-10.

The applicant made a brief introduction and offered to answer questions. There were none.

Chairperson Crow closed the public hearing for ZON23-10 and requested a motion.

Motioned by Commissioner Tom Cole, seconded by Vice Chair Edwin Nyberg to recommend approval of ZON23-10, subject to the stipulations outlined in the staff report.

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

Passed

Chief Deputy, City Attorney Gruber, the recommendation for approval of ZON23-10 will be forwarded to City Council for final action.

2. CUP24-11 - A request by Lynz Durr, Ammo AZ, for approval of a Conditional Use Permit to allow an indoor shooting range in the CSC (Commercial Shopping Center) zoning district. The site is located at 5350 West Bell Road Suite 115, Glendale, AZ, 85308, on the northeast corner of 55th Avenue and Bell Road and is in the Cholla District.

Joseline Castaneda, Planner presented CUP24-11.

Commissioners Hooper, Geurs, and Crow inquired about structure durability, air quality, and the average incidents based on the number of these types of facilities in the United States and

abroad.

The applicant and the Rushing Ranges representative gave a presentation, speaking in detail about the build-out of the range and addressing structure reinforcement, air quality, and safety of the area.

Chairperson Crow received a total of twelve (12) speaker cards, of which six (6) spoke, all expressing support for the project.

Chairperson Crow closed the public hearing for CUP24-11 and requested a motion.

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

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

Passed

Chief Deputy City Attorney Gruber, actions for approval are final for CUP24-11, subject to an appeal being filed within 15 days.

3. GPA24-02 & ZON24-02 - A request by the City of Glendale on behalf of Porter Fields LLC, for a Minor General Plan Amendment from BP (Business Park) to EMU (Entertainment Mixed Use) and rezone from A-1 (Agricultural) to PAD (Planned Area Development) for approximately 39 acres to allow for a master development. The site is located south of the southwest corner of 99th Avenue and Ballpark Boulevard and is in the Yucca Council District.

Alex Lerma, Senior Planner, presented GPA24-02 & ZON24-02.

There were no comments or questions on this item.

Chairperson Crow closed the public hearing for GPA24-02 & ZON24-02 and requested a motion on items separately.

Chairperson Crow called for a motion for GPA24-02.

Motioned by Commissioner Sergio Arellano, seconded by Commissioner Bryan Hooper to recommend approval of GPA24-02, as written.

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

Passed

Chief Deputy, City Attorney Gruber, recommendation for GPA24-02 will be forwarded to City Council for final action.

Chairperson Crow called for a motion for ZON24-02.

Motioned by Commissioner Sergio Arellano, seconded by Commissioner Bryan Hooper to recommend approval of ZON24-02, subject to the stipulation outlined in the staff report.

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

Passed

Chief Deputy, City Attorney Gruber, recommendation for ZON24-02 will be forwarded to City Council for final action.

4. The applicant presented a request to remove stipulation #2 because the residents do not approve of the pedestrian track. GPA24-04 & ZON24-08 A request by Brian Greathouse on behalf of Burch & Cracchiolo, representing School Campus LLC, for a Minor General Plan Amendment from POS (Parks and Open-Space) and LDR 2.5 (Low-Density Residential 1–2.5 du/ac) to HDR 20 (High Density Residential 12.0–20.0 du/ac) and rezone from A-1 (Agricultural) and PAD (Planned Area Development) to PAD (Planned Area Development) for approximately 19 acres, to allow for multifamily development. The site is located west of the southwest corner of 75th Avenue and Rose Garden Lane and is in the Cholla Council District.

Alex Lerma, Senior Planner, presented GPA24-04 & ZON24-08.

The applicant gave a presentation, requesting the removal of stipulation #2 because the residents do not support the building of a pedestrian track.

Commissioner Cole requested clarification from the staff on whether the commission could recommend approving a case that removes a stipulation detailed in the staff report. Deputy Director Perry provided procedural guidance to the Commission.

Chairperson Crow received six (6) speaker cards; residents expressed concerns about increased traffic, vehicles short-cutting through the community, and the connectivity of pedestrian pathways.

Chairperson Crow closed the public hearing for GPA24-04 & ZON24-08 and requested a motion on the items separately.

Chairperson Crow called a motion for GPA24-04.

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner Tom Cole to recommend approval of GPA24-04, as written.

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

Passed

Chief Deputy, City Attorney Gruber, recommendation for GPA24-04 will be forwarded to City Council for final action.

Chairperson Crow called for a motion for ZON24-08.

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner Sergio Arellano to recommend approval of ZON24-08 contingent upon stipulation #1 being maintained and stipulation #2 being omitted.

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

Passed

Chief Deputy, City Attorney Gruber, recommendation for ZON24-08 will be forwarded to City Council for final action.

6. OTHER BUSINESS

There were none.

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 April 24th 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.

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner John Crow to adjourn the meeting.

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

Passed

Chairperson Crow adjourned the meeting at 8:20 p.m.

The Planning Commission meeting minutes of March 27, 2025, were submitted and approved the 24th day of April, 2025.

Tawanda Walker-Hall
Recording Secretary